
PREZONE APPLICATION No. 2013-2
GONZALES PROPERTY

INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION

VOLUME I OF II

PREPARED FOR:

CITY OF HOLLISTER
375 FIFTH STREET
HOLLISTER, CA 95023

PREPARED BY:



JANUARY 2015

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Prepared for:

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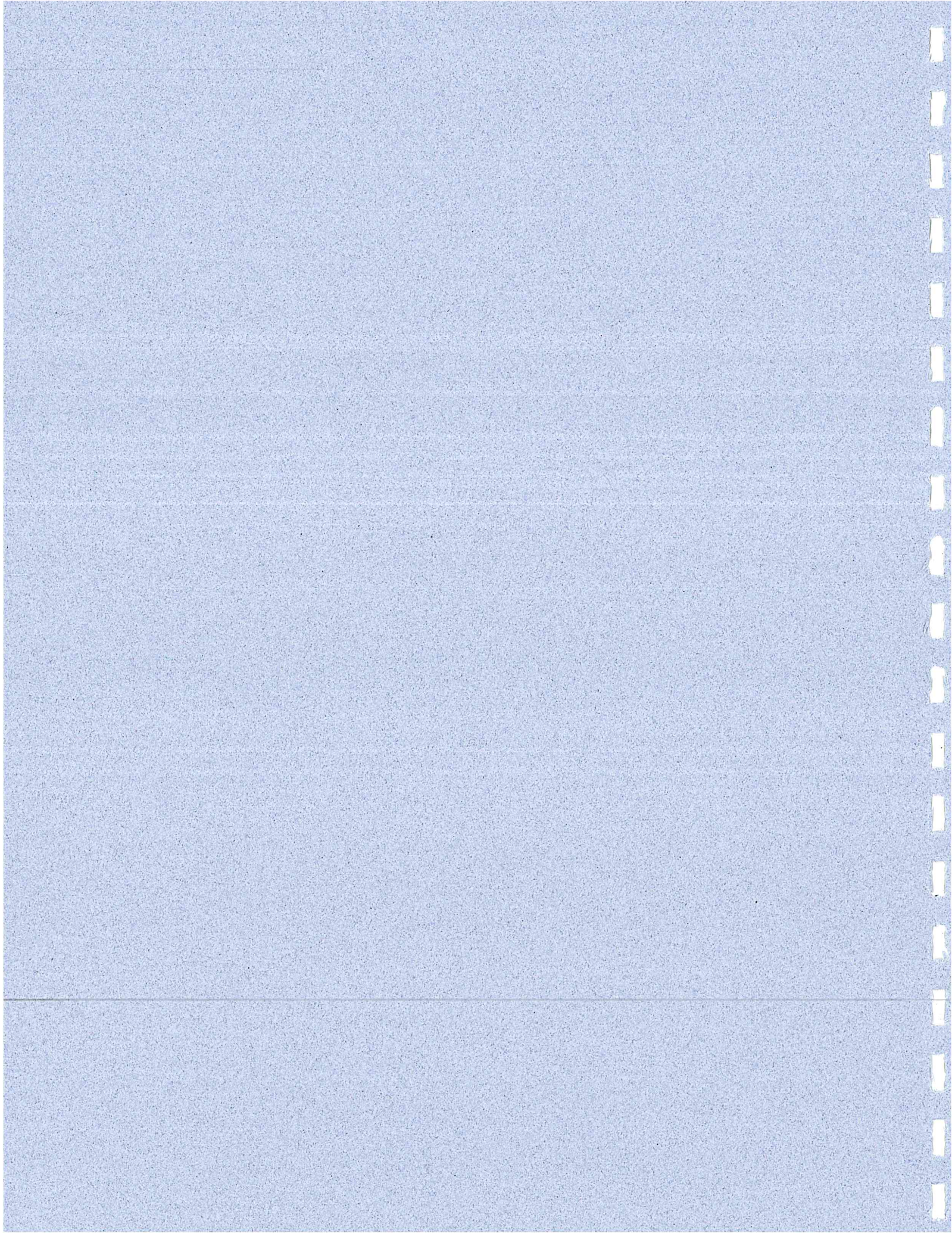
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MITIGATED NEGATIVE DECLARATION



MITIGATED NEGATIVE DECLARATION

Project Description: **Name of Project:** Prezone Application No. 2013-2 (Orchard Park Subdivision)

Nature of Project: Prezone Application

Project Location: South side of Buena Vista Road and north side of Central Avenue, between Carnoble Drive to the west and Ventura Court and Brandy Court to the east, Hollister, CA

Assessor's Parcel Number: 019-250-001

Entity or Person Undertaking Project: **Name:** Doug Ledebor, Highland Partners Group Inc.

Address: PO Box 1096, Danville, CA 94526

INITIAL STUDY

An Initial Study of this project was undertaken and prepared for the purpose of determining whether this project may have a significant effect on the environment. A copy of this study is on file at the City of Hollister, Development Services Department, 339 Fifth Street, Hollister, CA 95023.

FINDINGS AND REASONS

The Initial Study identified potentially significant effects on the environment. However, this project has been mitigated (see mitigation measures below which avoid or mitigate the effects) to a point where no significant effects will occur. There is no substantial evidence that the project may have a significant effect on the environment. The following reasons will support these findings:

- 1) The proposal is a logical component of the existing land use pattern of this area.
- 2) Identified adverse impacts are proposed to be mitigated through preparation of special studies improvements.
- 3) The proposed project is consistent with the adopted goals and policies of the City of Hollister General Plan.
- 4) City staff independently reviewed the Initial Study, and this Mitigated Negative Declaration reflects the independent judgment of the City of Hollister.
- 5) With the application of the following mitigation measures, the proposed project will not have any significant impacts on the environment.

B. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

BACKGROUND

On September 21, 2009, the City Council of the City of Hollister authorized staff to initiate the rezoning of a number of unincorporated islands in the City of Hollister Sphere of Influence including the 11.48-acre property located south of Buena Vista Road between Carnoble Drive and Brandy Court. The property owner would like to proceed with the rezone and annexation of the property into the City of Hollister.

PROJECT LOCATION

The proposed project is located in unincorporated San Benito County within the City of Hollister Sphere of Influence (see **Figure 1**). The project area is located south of Buena Vista Road and north of Central Avenue, with Carnoble Drive to the west, and Brandy and Ventura courts to the east. The site is located in the Hollister US Geological Survey (USGS) 7.5-minute quadrangle. Specifically, the project boundaries are as follows:

- Northern boundary is Buena Vista Road
- Southern boundary is Central Avenue
- Eastern boundary is an existing residential subdivision accessed via Carnoble Drive
- Western boundary is an existing residential subdivision accessed via Ventura Court and Brandy Court

EXISTING SITE CONDITIONS

The property consists of a one-story residence and a walnut orchard, as well as a septic system and two water wells used for domestic and irrigation purposes. A review of historical records indicates that the property has contained a residence and been used for agricultural purposes since at least 1939. Records also show that a former barn was located in the rear yard of the parcel and burned down circa 2008. A site reconnaissance and records review did not find documentation or physical evidence of soil or groundwater impairments associated with the use or past use of the property, and an additional review of regulatory databases found no documentation of hazardous materials violations or discharge on the property.

The property is located in unincorporated San Benito County, in the Hollister Sphere of Influence with agricultural land to the north and residential communities to the east, south, and west. Buena Vista Road and Central Avenue are oriented east-west along the northern and southern boundaries of the property, respectively. An elementary school is located approximately 0.25 mile to the east of the project site. The surrounding land uses are shown in **Figure 2**. Existing site conditions are shown in **Figures 2A** through **2B**.

PROJECT DESCRIPTION

The proposed project is for the rezoning of approximately 11.5 acres into the City of Hollister. The existing vacant lot has a General Plan land use designation of Low Density Residential in the City of Hollister General Plan (2005a).

The project's maximum density is approximately 92 units under this land use designation. The project's net density may be lower as plans are refined. According to City of Hollister Municipal Code Section 16.04.040, the net density is the ratio of dwelling units to the area divided into lots or parcels and any open space, recreation areas, or non-access streets. See **Figure 3**.

Annexation

The proposed project includes the annexation of the entire 11.48-acre parcel (APN 019-250-001), which currently exists as an island within the Hollister Sphere of Influence. The City has anticipated this annexation, and the General Plan designates the property as Low Density Residential. In 2009, the City Council authorized staff to initiate rezoning of the unincorporated island of land in Hollister, and the City has rezoned the property proposed to being annexed as Low Density Residential Performance Overlay Zone (R1/LPZ).

Streets and Site Improvements

Primary Streets and Access

Buena Vista Road is an existing two-lane street (east-west) adjacent to the northern boundary of the project site. The proposed project would include frontage improvements to this street, i.e., sidewalks, curbs, and gutters. Buena Vista Road would provide direct access to the major portion of the project site via one new intersection.

Central Avenue is a two-lane local street running in an east-west direction along the project's south boundary. The street extends along the length of the southern property line of the parcel. Central Avenue would provide direct access to the project site via one new intersection.

The project would be accessed via Central Avenue on the south and Buena Vista Road on the north.

Infrastructure and Facilities

The project would be provided potable water from the City of Hollister, gas and electric service from the Pacific Gas and Electric Company (PG&E), and telephone and cable service from AT&T. Sewer and storm drain flows would connect to existing City systems.

Grading Improvements

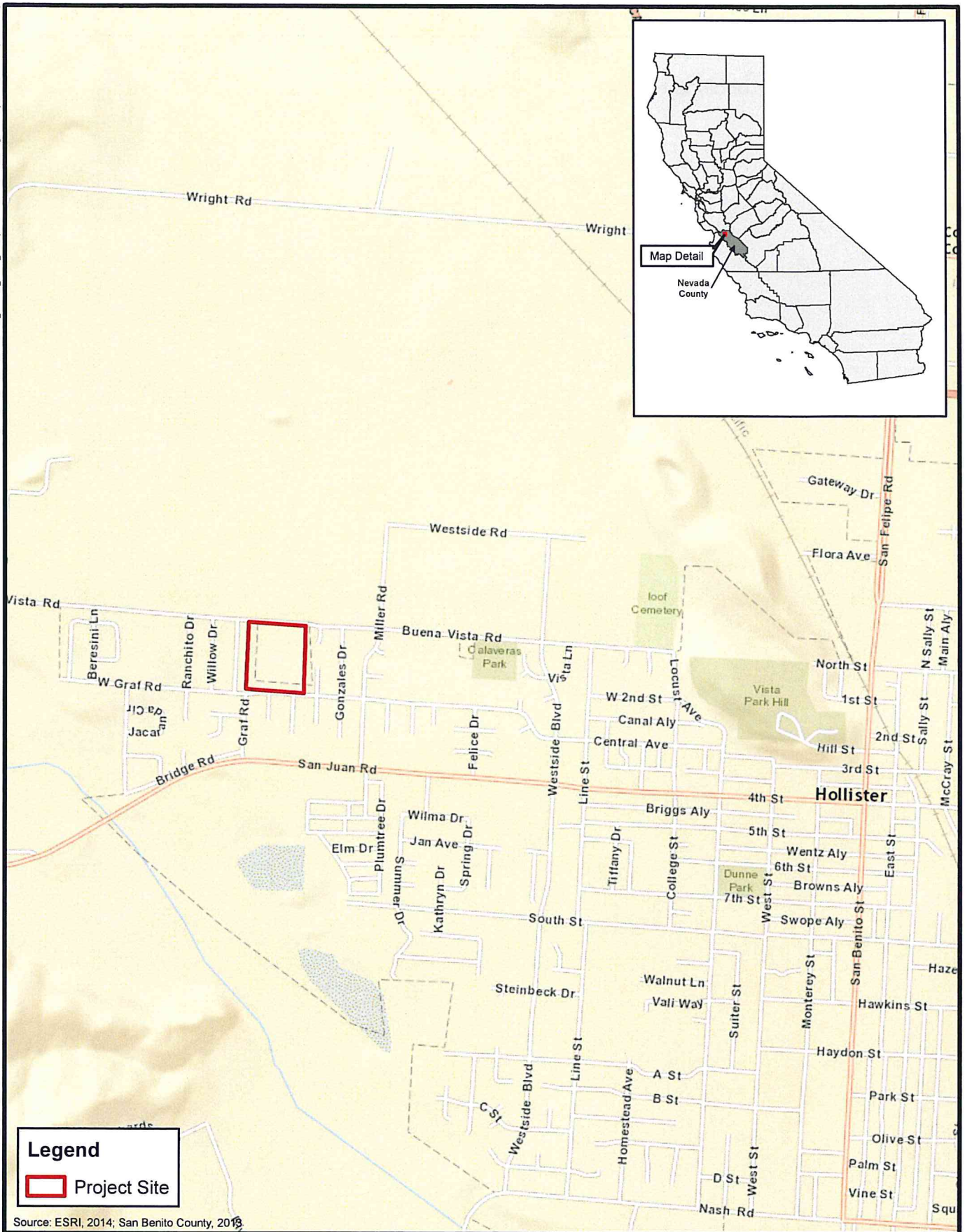
The project has not been designed in sufficient detail to estimate the cubic yards of cut and fill on the site, though it was assumed these numbers would balance. Quantities of earth moving may vary depending on soil type, compaction, construction methods, and other factors. However, analyses of the project's environmental impacts did not require this detail.

C. REQUESTED ENTITLEMENTS AND APPROVALS

This Initial Study provides the environmental information and analysis and primary California Environmental Quality Act (CEQA) documentation necessary for the City of Hollister to adequately consider the effects of the proposed Prezone Application No. 2013-2(Gonzales) project. The City of Hollister, as the lead agency, has approval authority and responsibility for considering the environmental effects of the proposed project.

Preliminary local approvals needed to implement the project are listed below.

- 1) Approval of Prezone Application No. 2013-2 (Gonzales)
- 2) Performance agreement and Growth Management Allocations application approval
- 3) Tentative Map approval
- 4) Building permits and certificates of occupancy



Source: ESRI, 2014; San Benito County, 2013



0 750 1,500
Feet

Figure 1
Regional Vicinity

INITIAL STUDY

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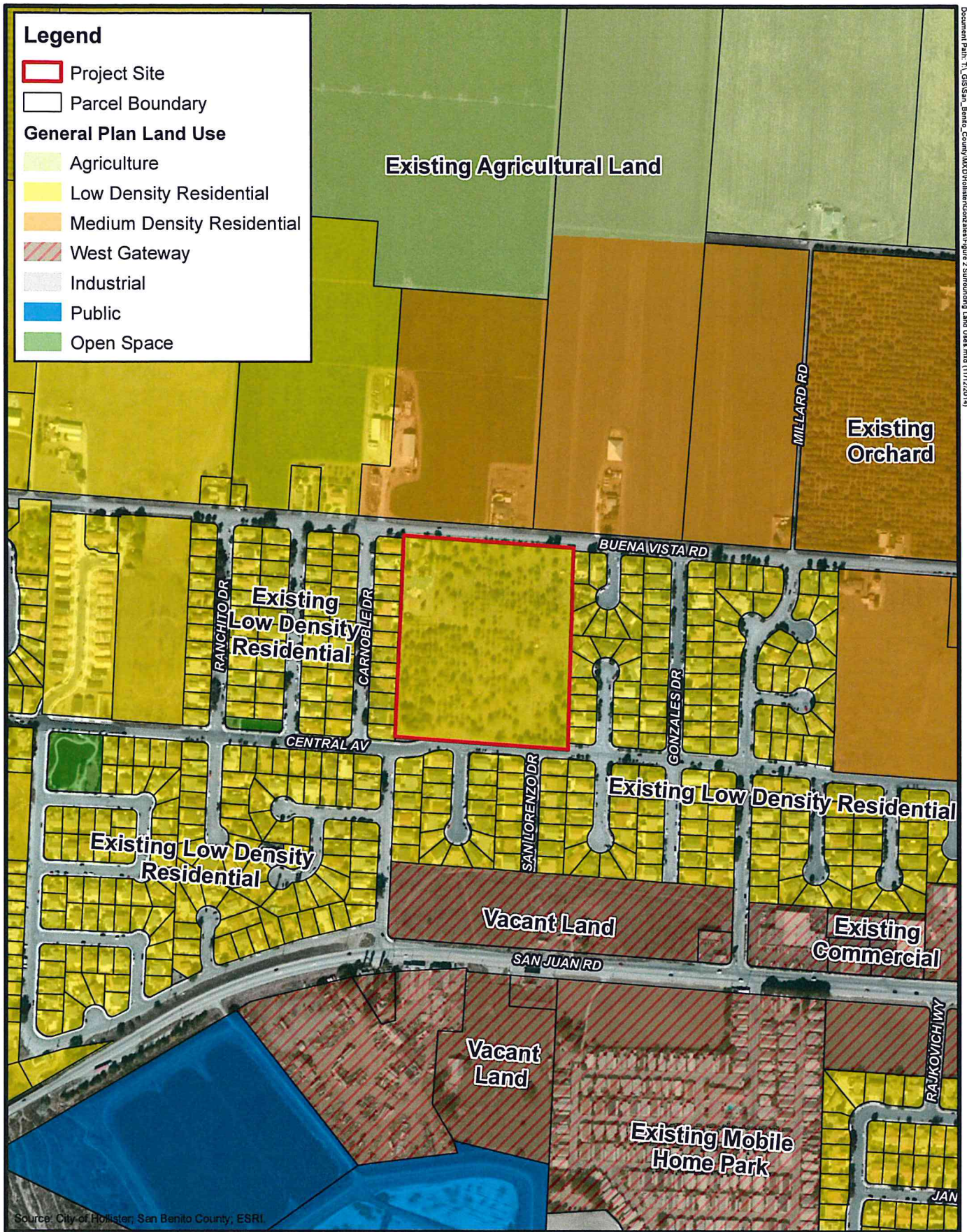
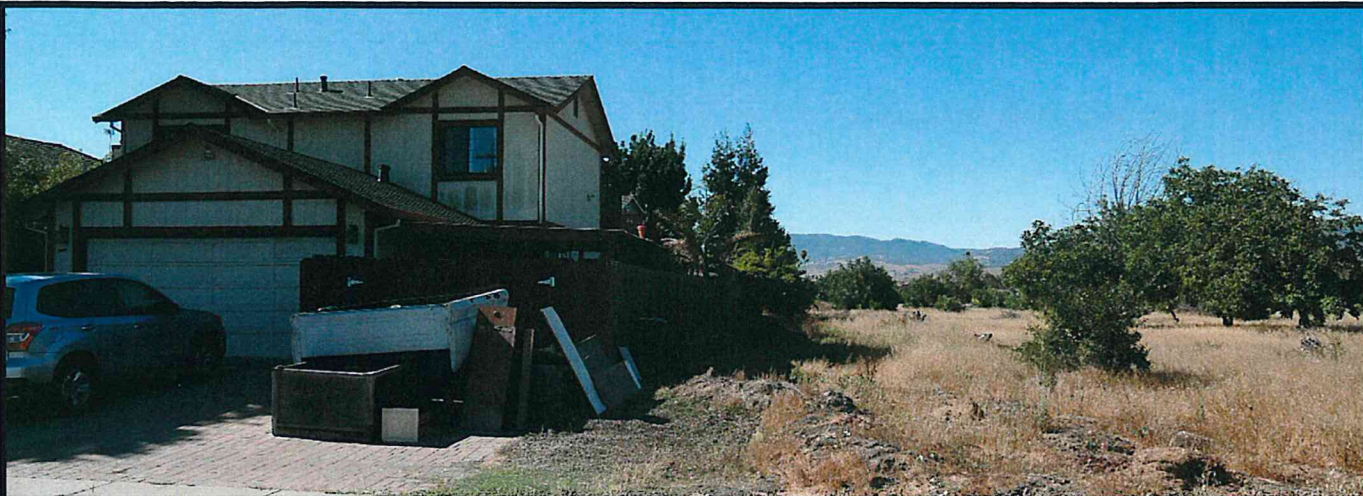


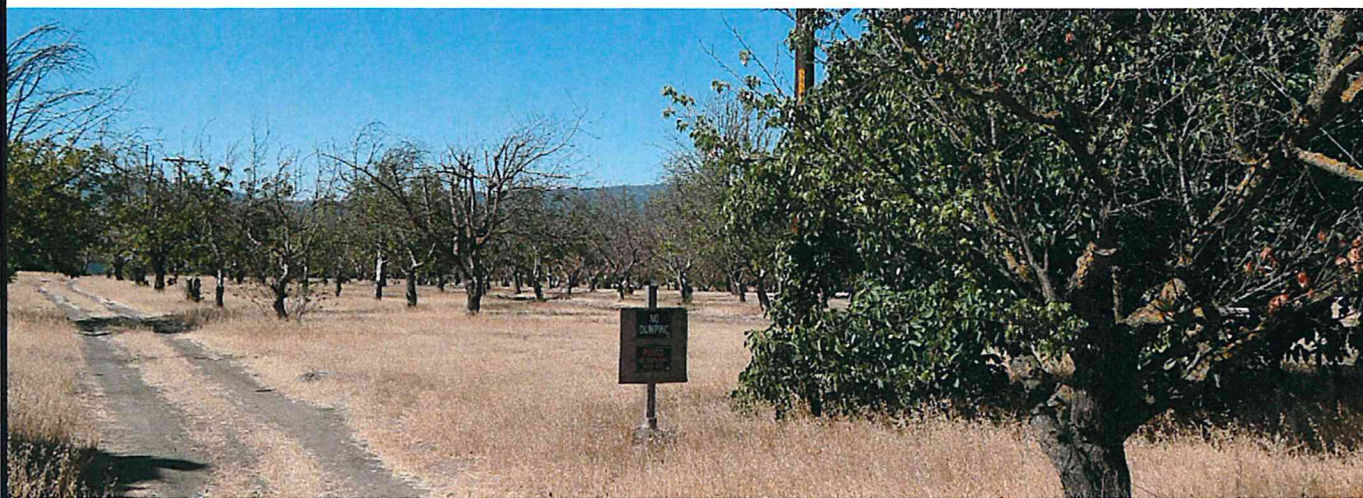
Figure 2
Surrounding Land Uses

INITIAL STUDY

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Project site from Buena Vista Road looking from the eastern property line.



Project site from Buena Vista Road looking south.



Project site from Buena Vista Road looking from western property line.

Source: PMC 2014

Figure 2a
Site Photos
Buena Vista Road

INITIAL STUDY

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Project site seen from Central Avenue looking north-east.



Project site seen from Central Avenue looking west.



Northwest corner of project site looking at existing house.

Source: PMC 2014

Figure 2b
Site Photos
Central Avenue & Existing House

Because the proposed project conforms to the City's intended uses for the site, which is almost completely surrounded by urban uses, development of the project site for residential uses would have a **less than significant impact**.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The project site is not zoned for agricultural use, nor does it have any Williamson Act contracts. No Williamson Act contract lands are adjacent to the project site. Therefore, the proposed project would have **no impact**.

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?

Hollister does not have any lands zoned as forestland or timberland. The proposed project site is not located in an area zoned for forest or timberland use or zoned as a timberland production area. The site is undeveloped land located in the Hollister Sphere of Influence. Project implementation would not cause the loss of forestland.

The project proposes residential units in an area that is shifting from rural to urban use and on land identified by the City for this type of use. Residential areas surround the project site. Agricultural land is north of the project site, across Buena Vista Road. Farm equipment noise, odors, pesticide/insecticide use, dust, and agricultural land trespassing are the main reasons for conflicts between residential and agricultural uses. With Buena Vista Road located between the project site and farmland to the north, the interaction between the future residential uses and existing agriculture would be limited. The main reason to convert the fallow farmland located north of the project site might not be just the proposed project. The area's ongoing development pattern would likely encourage conversion of farmland since it is surrounded by urban uses. As such, project implementation would not result in changes to the environment or pressures resulting in further conversion of farmland. This would be a **less than significant impact**.

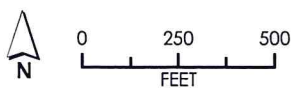
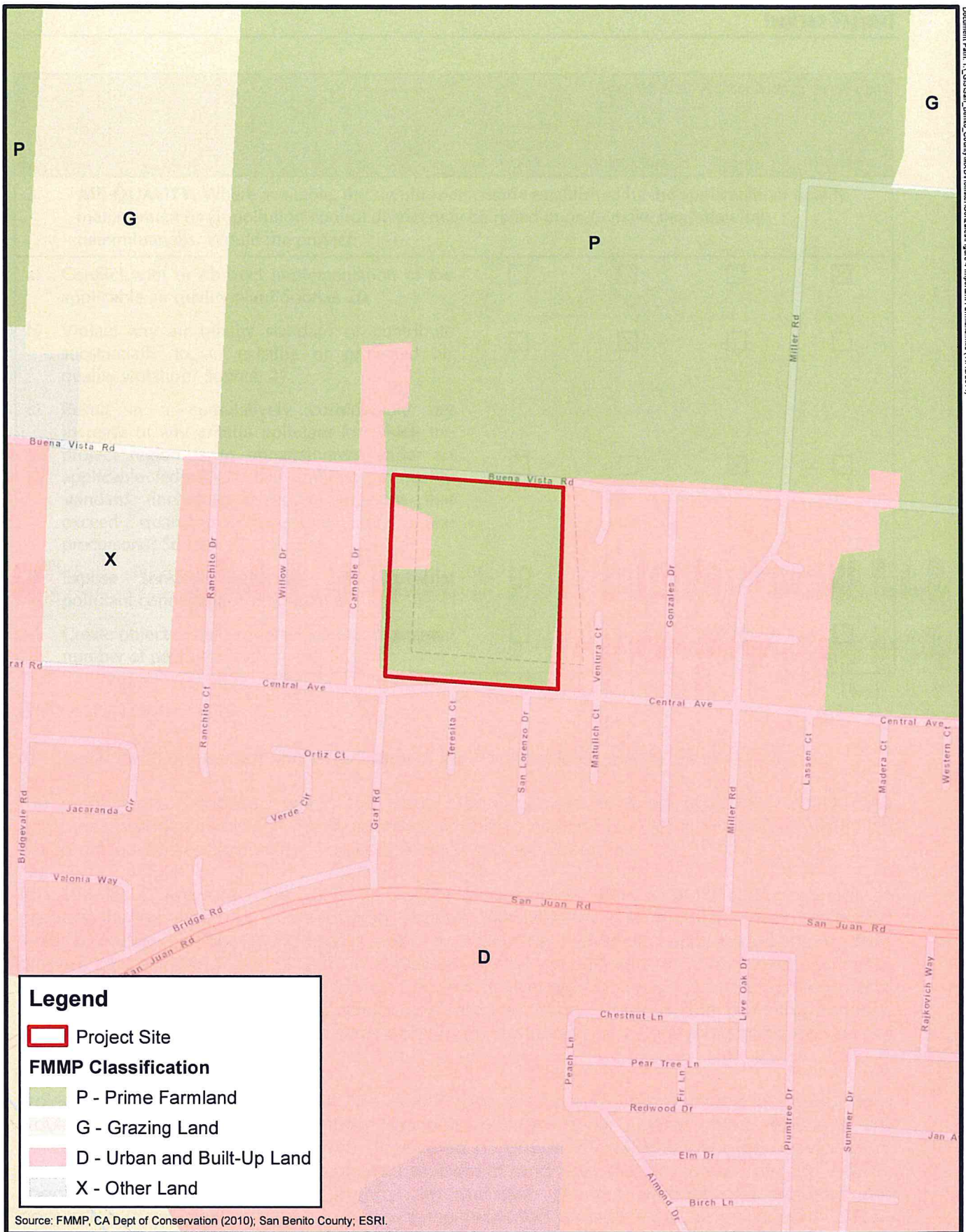


Figure 4
Prime Farmland Classification For San Benito County,
Farmland Mapping and Monitoring Program

forecasts have been accommodated in the AQMP and therefore are consistent with the plan. Buildout of the project's 11.48-acre lot has been anticipated since adoption of the 2005 Hollister General Plan; therefore, it was included in AMBAG's regional forecasts. The proposed project would accommodate residential growth in a manner consistent with the AQMP, most recently updated in 2012. Therefore, the proposed project would have **no impact** on the AQMP.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Land use activities associated with the project would introduce additional construction, mobile, and stationary sources of emissions, which would adversely affect regional air quality. Short- and long-term operational emissions associated with the proposed project were quantified using the CalEEMod land use emissions model (see **Appendix A** for model data outputs). These quantified emission projections were then compared with the MBUAPCD significance thresholds established in the MBUAPCD's (2008b) CEQA Air Quality Guidelines.

Short-Term Construction Emissions

Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but have the potential to represent a significant air quality impact. Project construction would result in temporary emissions from site preparation and excavation, as well as from motor vehicle exhaust associated with construction equipment and the movement of equipment across unpaved surfaces, worker trips, etc. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities.

The MBUAPCD's construction-related pollutant of concern is particulate matter smaller than 10 microns in diameter (PM₁₀), and the MBUAPCD threshold for PM₁₀ is 82 pounds per day. The MBUAPCD provides screening thresholds to determine whether construction activities could exceed this threshold. According to the MBUAPCD, construction activities that involve minimal earth moving over an area of 8.1 acres or more could result in potentially significant temporary air quality impacts if not mitigated. Construction activities that require more extensive site preparation (e.g., grading and excavation) may result in significant unmitigated impacts if the area of disturbance exceeds 2.2 acres per day.

Daily construction-generated emissions of reactive organic gases (ROG), nitrogen oxides (NO_x), PM₁₀, and PM_{2.5} are summarized in **Table 3-1**. It is important to note, however, that ozone precursor pollutants (i.e., ROG and NO_x) are accommodated in the emission inventories of state- and federally required air plans. For this reason, the MBUAPCD has not adopted a significance threshold for construction-generated emissions of ozone precursors. Emissions of PM_{2.5} are a subset of PM₁₀ emissions. The MBUAPCD has not adopted a separate significance threshold for construction-generated emissions of PM_{2.5}. However, for informational purposes, emissions of ozone precursor pollutants and PM_{2.5} were quantified in **Table 3-1**.

TABLE 3-1
SHORT-TERM CONSTRUCTION-GENERATED EMISSIONS – UNMITIGATED POUNDS PER DAY

Project Phase/Activity	Maximum Daily Emissions			
	ROG	NO _x	PM ₁₀	PM _{2.5}
92 single-family units on 11.48 acres				
Demolition	4.79	48.63	2.71	2.33
Site preparation	5.54	56.99	21.29	12.81
Grading	7.08	79.16	10.39	6.89
Paving	2.29	22.46	1.38	1.19
Building	4.50	31.32	2.46	2.10
Architectural Coating	104.07	2.40	0.24	0.20
<i>Maximum Daily Emissions</i>	<i>104.08</i>	<i>79.16</i>	<i>21.30</i>	<i>12.81</i>
MBUAPCD Significance Threshold	<i>None</i>	<i>None</i>	<i>82</i>	<i>None</i>
Exceed MBUAPCD Threshold?	No	No	No	No

Source: CalEEMod version 2013.2.2. Refer to **Appendix A** for model data outputs.

As shown, construction would not exceed MBUAPCD thresholds for PM₁₀; therefore, construction emissions would be **less than significant**.

Long-Term Operational Emissions

Project-generated increases in emissions would be predominantly associated with motor vehicle use. To a lesser extent, area sources, such as the use of natural-gas-fired appliances, landscape maintenance equipment, and architectural coatings, would also contribute to overall increases in emissions.

The project's long-term operational emissions are summarized in **Table 3-2**.

TABLE 3-2
LONG-TERM OPERATIONAL EMISSIONS – UNMITIGATED POUNDS PER DAY

Source	Emissions					
	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO _x)	Carbon Monoxide (CO)	Sulfur Dioxide (SO ₂)	Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})
Proposed Project – Summer Emissions						
Area Source	146	2.00	181.14	0.06	24.40	24.40
Energy Use	0.09	0.81	0.34	0.00	0.06	0.06
Mobile Source	13.81	23.50	65.31	0.10	5.76	1.75
Total	159.90	26.32	246.80	0.17	30.23	26.22
Proposed Project – Winter Emissions						
Area Source	146.00	2.00	181.14	0.06	24.40	24.40

Source	Emissions					
	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO _x)	Carbon Monoxide (CO)	Sulfur Dioxide (SO ₂)	Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})
Energy Use	0.09	0.81	0.34	0.00	0.06	0.06
Mobile Source	17.04	25.51	109.56	0.10	5.76	1.75
Total	163.14	28.33	291.05	0.17	30.24	26.23
MBUAPCD Potentially Significant Impact Threshold	137	137	550	150	82	None
Exceed MBUAPCD Threshold?	Yes	No	No	No	No	No

Source: CalEEMod version 2013.2.2. Refer to **Appendix A** for model data outputs.

As shown in **Table 3-2**, the project's net emissions of ROG would exceed MBUAPCD thresholds. (Note that emissions rates differ from summer to winter. This is because weather factors are dependent on the season, and these factors affect pollutant mixing/dispersion, ozone formation, etc.). This would be a **significant impact**. Therefore, the following mitigation would be required to reduce emissions.

Mitigation Measure

MM 3-1 The project applicant and/or its contractor shall prohibit installation of wood-burning fireplaces within the subdivision. This prohibition shall be noted on the deed for future property owners to obey. Natural gas fireplaces are acceptable.

Implementation of the mitigation measure **MM 3-1** would reduce impacts to the extent shown in **Table 3-3**.

TABLE 3-3
LONG-TERM OPERATIONAL EMISSIONS – MITIGATED POUNDS PER DAY

Source	Emissions					
	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO _x)	Carbon Monoxide (CO)	Sulfur Dioxide (SO ₂)	Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})
Proposed Project – Summer Emissions						
Area Source	5.36	0.09	7.70	0.00	0.15	0.15
Energy Use	0.09	0.81	0.34	0.00	0.06	0.06
Mobile Source	13.81	23.50	65.31	0.10	5.76	1.75
Total	19.27	24.41	73.36	0.11	5.98	1.97
Proposed Project – Winter Emissions						
Area Source	5.36	0.09	7.70	0.00	0.15	0.15
Energy Use	0.09	0.81	0.34	0.00	0.06	0.06
Mobile Source	17.04	25.51	109.56	0.10	5.76	1.75
Total	22.51	26.42	117.61	0.10	5.98	1.97

Source	Emissions					
	Reactive Organic Gases (ROG)	Nitrogen Oxide (NO _x)	Carbon Monoxide (CO)	Sulfur Dioxide (SO ₂)	Coarse Particulate Matter (PM ₁₀)	Fine Particulate Matter (PM _{2.5})
MBUAPCD Potentially Significant Impact Threshold	137	137	550	150	82	None
Exceed MBUAPCD Threshold?	No	No	No	No	No	No

Source: CalEEMod version 2013.2.2. Refer to **Appendix A** for model data outputs.

As shown, implementation of mitigation measure **MM 3-1** would substantially reduce ROG emissions below the significance threshold. Therefore, regional operations emissions would not result in a significant long-term air quality impact with implementation of mitigation measure **MM 3-1**. This mitigation would also assist in the reduction of greenhouse gas emissions as described further under subsection 7, Greenhouse Gas Emissions.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

In accordance with the MBUAPCD's (2008b) CEQA Air Quality Guidelines, project emissions that are not consistent with the AQMP would have a cumulative regional air quality impact. As identified under Issue a) above, the proposed project would be consistent with the regional air pollutant forecasts in the AQMP. In addition, as noted in Issue b) above, neither the project's construction-related nor long-term operational emissions (as mitigated) would exceed MBUAPCD significance thresholds. For these reasons, this would be a **less than significant impact**.

d) Expose sensitive receptors to substantial pollutant concentrations?

The proposed project could create a significant hazard to surrounding residents and other sensitive receptors through exposure to substantial pollutant concentrations such as particulate matter during construction activities and/or other toxic air contaminants (TACs).

Construction TACs

Sensitive land uses are generally defined as locations where people reside or where the presence of air emissions could adversely affect the use of the land. Typical sensitive receptors include residents, schoolchildren, hospital patients, and the elderly. Residential land uses surround the project site on three sides. Construction activities would involve the use of a variety of gasoline- or diesel-powered equipment that emits exhaust fumes. Surrounding residents and schoolchildren would be exposed to nuisance dust and heavy equipment emission odors (e.g., diesel exhaust) during construction. However, the duration of exposure would be short and exhaust from construction equipment dissipates rapidly. Furthermore, as identified under Issue b), project construction would not exceed MBUAPCD thresholds for particulate matter. Therefore, sensitive receptors in the project vicinity would not be exposed to substantial fugitive dust emissions (PM). Nonetheless, due to the nearby Calaveras Elementary School and the increased sensitivity of young children, mitigation measure **MM 3-2** is recommended. Implementation of **MM 3-2** would reduce the amount of construction-generated pollutants by requiring the most efficient equipment and limiting hours of activities.

Mitigation Measure

MM 3-2 The following measures shall be implemented to reduce construction-generated pollutant levels:

- a. During construction activities, all off-road diesel-fueled equipment (e.g., rubber-tired dozers, graders, scrapers, excavators, asphalt paving equipment, cranes, and tractors) shall be California Air Resources Board (CARB) Tier 3 Certified or better.¹
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- c. All equipment shall be turned off if not in use for more than 10 minutes.

Operational TACs

Project implementation would not result in the development of any sources of TACs. Furthermore, no major existing sources of TACs would affect proposed on-site sensitive receptors identified in the project vicinity (CHAPIS 2013).

Carbon Monoxide Hotspots

Typically, substantial pollutant concentrations of carbon monoxide (CO) are associated with mobile sources (e.g., vehicle idling time). Localized concentrations of CO are associated with congested roadways or signalized intersections operating at poor levels of service (LOS E or lower). High concentrations of CO may negatively affect local sensitive receptors (e.g., residents, schoolchildren, or hospital patients). Surrounding the project site are sensitive receptors consisting of existing residential uses, an elementary school, and an existing network of roadways with vehicle traffic controlled by stop signs and traffic lights. As stated in subsection 16, Transportation/Traffic, the project would not create any significant impacts at any of the study intersections under existing plus project and background plus project conditions. Therefore, the project operation would not result in CO hotspot impacts on sensitive receptors. Therefore, impacts on sensitive receptors would be **less than significant**.

e) Create objectionable odors affecting a substantial number of people?

The occurrence and severity of odor impacts depends on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of

¹ NOx emissions are primarily associated with use of diesel-powered construction equipment (e.g., graders, excavators, rubber-tired dozers, tractor/loader/backhoes). The Clean Air Act of 1990 directed the EPA to study, and regulate if warranted, the contribution of off-road internal combustion engines to urban air pollution. The first federal standards (Tier 1) for new off-road diesel engines were adopted in 1994 for engines over 50 horsepower and were phased in from 1996 to 2000. In 1996, a Statement of Principles pertaining to off-road diesel engines was signed between the EPA, CARB, and engine makers (including Caterpillar, Cummins, Deere, Detroit Diesel, Deutz, Isuzu, Komatsu, Kubota, Mitsubishi, Navistar, New Holland, Wis-Con, and Yanmar). On August 27, 1998, the EPA signed the final rule reflecting the provisions of the Statement of Principles. The 1998 regulation introduced Tier 1 standards for equipment under 50 horsepower and increasingly more stringent Tier 2 and Tier 3 standards for all equipment with phase-in schedules from 2000 to 2008. As a result, all off-road, diesel-fueled construction equipment manufactured in 2006 or later has been manufactured to Tier 3 standards.

the receptors. While offensive odors rarely cause any physical harm, they can be unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and regulatory agencies. Projects with the potential to frequently expose people to objectionable odors would have a significant impact.

Project construction would use a variety of gasoline- or diesel-powered equipment that would emit exhaust fumes. While exhaust fumes, particularly diesel exhaust, may be considered objectionable by some people, construction-generated emissions would occur intermittently throughout the workday and would dissipate rapidly within increasing distance from the source. In terms of operational odor impacts, residential developments are not considered to be an emissions source that would result in objectionable odors. Therefore, odor impacts would be **less than significant**.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? Sources: 5, 6, 7, 23, 24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? Sources: 5, 6, 7, 23, 24	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means? Source: 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Sources: 5, 6, 7, 22, 23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Source: 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

A PMC biologist conducted an evaluation of the project site to characterize the biological baseline on and adjacent to the proposed project. The evaluation involved a reconnaissance-level survey as well as a query of available data and literature from local, state, federal, and nongovernmental agencies.

Database queries were performed on the following websites:

- US Fish and Wildlife Service's (USFWS) Information, Planning, and Conservation (IPaC) System (2014a)
- USFWS's Critical Habitat Portal (2014b)
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) (2014)
- California Native Plant Society's (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California (2014)

PMC performed a search of the USFWS's Critical Habitat Portal and IPaC System for the project area to identify federally protected species and their habitats that may be affected by the proposed project. In addition, PMC conducted a query of the CNDDDB to identify known processed and unprocessed occurrences for special-status species within the Hollister, California, USGS 7.5-minute quadrangle (quad) and all adjacent quads (Paicines, Natividad, Tres Pinos, San Juan Bautista, Three Sisters, San Felipe, Chittenden, and Mt. Harlan). Lastly, the CNPS database was queried to identify special-status plant species with the potential to occur within the aforementioned quads. Data from the database queries can be found in **Appendix B**.

A PMC biologist conducted a reconnaissance-level survey on August 21, 2014. The biologist characterized the existing biological resources conditions on the site and evaluated potential presence of special-status species, wetlands, or other sensitive resources. The project site has relatively flat topography and is approximately 277 feet above mean sea level. At the time of the field survey, the project site consisted of a remnant walnut orchard with a mix of English walnut (*Juglans regia*) and California black walnut (*Juglans hindsii*) trees. A sparse understory of weedy, annual grasses was growing beneath the trees. Agricultural fields occur to the north of the site. The site is in a developing residential area and is surrounded on all sides by a mix of agricultural and residential uses.

Special-Status Species

Candidate, sensitive, or special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area or across their range. These species have been identified and assigned a status ranking by governmental agencies such as the CDFW, the USFWS, and nongovernmental organizations such as the CNPS. The degree to which a species is at risk of extinction is the determining factor in the assignment of a status ranking. Some common threats to a species or population's persistence include habitat loss, degradation, and fragmentation, as well as human conflict and intrusion. For the purposes of this biological review, special-status species are defined by the following codes:

- Listed, proposed, or candidates for listing under the federal Endangered Species Act (50 Code of Federal Regulations [CFR] 17.11 – listed; 61 Federal Register [FR] 7591, February 28, 1996, candidates)
- Listed or proposed for listing under the California Endangered Species Act (Fish and Game Code [FGC] 1992 Section 2050 et seq.; 14 California Code of Regulations [CCR] Section 670.1 et seq.)
- Designated as Species of Special Concern by the CDFW

- Designated as Fully Protected by the CDFW (FGC Sections 3511, 4700, 5050, 5515)
- Species that meet the definition of rare or endangered under the California Environmental Quality Act (CEQA) (14 CCR Section 15380) including CNPS List Rank 1B and 2

The query of the USFWS, CNPS, and CNDDDB databases revealed several special-status species with the potential to occur in the project vicinity. **Appendix B** summarizes each species identified in the database results, a description of the habitat requirements for each species, and conclusions regarding the potential for each species to be impacted by the proposed project. **Figure 5** depicts the locations of special-status species recorded within a 1-mile radius of the project site.

Locally occurring wildlife presence on the site would be negligible. Due to the active agricultural use, the urban development in the vicinity, the lack of natural habitats in proximity, and the disturbed nature of the site, most of the species discussed in **Appendix B** would not be expected to use the site regularly or for extended periods. Common rodents, reptiles, and other animals commonly found in agricultural areas could be found on the site.

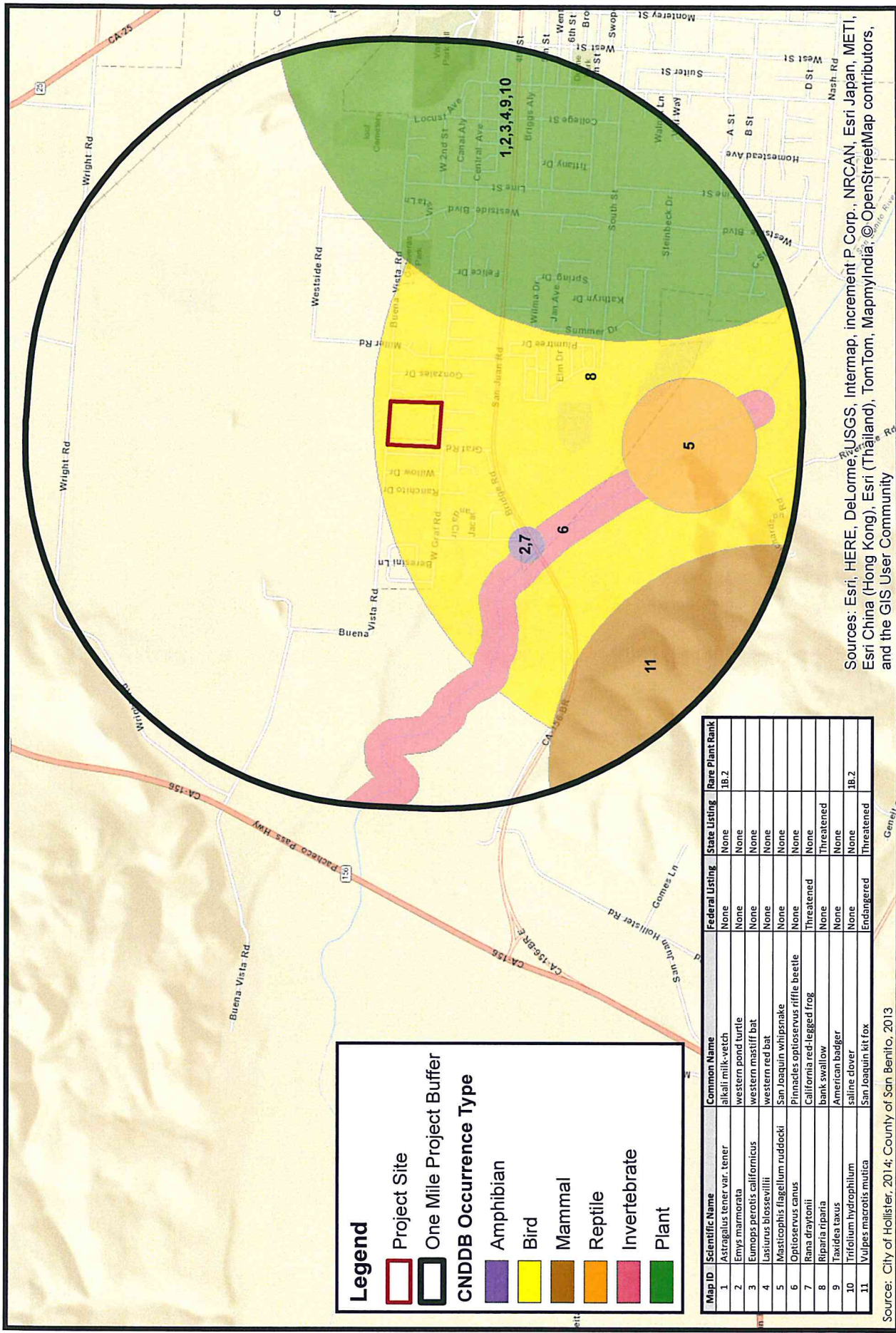
DISCUSSION OF IMPACTS

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS?

Based on the results of database queries and historic records, as well as known regional occurrences, burrowing owl is the only special-status species with the potential to occur on the project site. Given the heavily disturbed nature of the site, no special-status plants or other special-status animals were determined to have the potential to occur.

A PMC biologist conducted a site visit on August 21, 2014. No sign of special-status species was encountered. Though no sign of burrowing owls or suitable burrows was found during the site visit, project implementation may result in the loss of this species through destruction of active nesting sites and/or incidental burial of adults, young, and eggs, should they become established on-site. Potential nest abandonment and mortality to burrowing owl individuals would be a significant impact on protected species.

Habitats on and adjacent to the project site may provide suitable nesting habitat for loggerhead shrike and other birds protected under the Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code. The removal of trees/vegetation during construction activities could result in noise, dust, human disturbance, and other direct/indirect impacts to nesting birds on or in the vicinity of the project site. Potential nest abandonment and mortality to individuals would be a significant impact on protected species. Therefore, the following mitigation measures would be required.



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Figure 5
Previously Recorded Occurrences of Special-Status Species
within 1-mile of the Project Site

PMC

INITIAL STUDY

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Mitigation Measures

MM 4-1 Burrowing Owl. If clearing and construction activities will occur during the nesting period for burrowing owls (February 1–August 31), a qualified biologist shall conduct focused surveys for burrowing owls on and adjacent to the project site. Surveys shall be conducted in accordance with the CDFW's Staff Report on Burrowing Owl Mitigation (Staff Report), published March 7, 2012. Surveys will be done within 14 days prior to construction activities and will be repeated if project activities are suspended or delayed for more than 15 days during nesting season.

If no burrowing owls are detected, no further mitigation is required. If active burrowing owls are detected, the project applicant shall implement the avoidance, minimization, and mitigation methodologies outlined in the CDFW's Staff Report prior to initiating project-related activities that may impact burrowing owls.

MM 4-2 Loggerhead Shrike and Migratory Birds. If clearing and/or construction activities will occur during the migratory bird nesting season (April 15–August 15), preconstruction surveys for nesting migratory birds shall be conducted by a qualified biologist, up to 14 days before initiation of construction activities. The qualified biologist shall survey the construction zone and a 250-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.

If active nest(s) are identified during the preconstruction survey, a qualified biologist shall monitor the nest to determine when the young have fledged. Monthly monitoring reports documenting nest status will be submitted to the City Planning Division until the nest(s) is deemed inactive. The biological monitor will have the authority to cease construction if there is any sign of distress to a raptor or migratory bird. Reference to this requirement and the Migratory Bird Treaty Act shall be included in the construction specifications.

Implementation of mitigation measures **MM 4-1** and **MM 4-2** would reduce impacts to **less than significant**.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the CDFW or USFWS?

Sensitive habitats include (a) areas of special concern to resource agencies; (b) areas protected under CEQA; (c) areas designated as sensitive natural communities by the CDFW; (d) areas outlined in Section 1600 of the FGC; (e) areas regulated under Section 404 of the federal Clean Water Act; and (f) areas protected under local regulations and policies. No riparian habitat or other sensitive natural communities occur within the project boundaries; therefore, **no impact** would occur as a result of the project.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No wetlands or other jurisdictional waters were observed on the site during the August 2014 survey. There are no tributaries or water bodies on the property that meet the technical criteria for a wetland. The closest water body, San Benito Creek, is over 0.5 mile from the project site. Aerials of the site, dating to the 1990s (Google Earth 2014), were also reviewed; no evidence of wetland signatures was apparent. Based on the reconnaissance-level survey and historical aerials reviewed, jurisdictional waters appear to be absent from the site. Therefore, the project would have **no impact** to federally protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations within their range. The project site consists of a walnut orchard and exists currently as a ruderal habitat that is isolated by development and agriculture from other areas of natural habitats occurring on all sides. The conversion of approximately 11.48 acres of such habitat would not significantly impact wildlife. Therefore, impacts on wildlife habitat and movement would be **less than significant**.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project would not conflict with the Hollister Municipal Code, nor would it conflict with any of the policies described in the Hollister General Plan that protect biological resources. The project would not conflict with any local policies or ordinances protecting biological resources. As such, **no conflict** would occur.

f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?

There are currently no other adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that affect the proposed project. Therefore, **no conflict** would occur.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

In September 2014, Holman & Associates conducted an archaeological literature review and field inspection of the project site (see **Appendix C**). The literature review comprised an examination of the existing archaeological literature available at the Northwest Information Center at Sonoma State University. The archival research showed very limited surveys had been conducted in the area of the project, and that no significant resources have been recorded in the immediate area.

Holman & Associates conducted a field survey of the project site. This survey consisted of walking 20-meter transects over the entire project site from north to south. At the time of the survey, most of the ground surface was visible between the walnut trees. No evidence of archaeological resources was seen during the survey.

a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

For the house at 1601 Buena Vista Road, assessor's records show an estimated date of construction as 1933 for the main structure, a 40- by 26-foot one-story wood frame house. Several outbuildings dating to the early nineteenth century are shown on the Assessor's record including a tank and tower, barn, and wood shed. These buildings were not observed during the survey, and their removal may have not yet been noted by the Assessor's Office.

The County has a list and associated map of historic and cultural resources within its jurisdiction. According to County of San Benito Planning Department staff, this is for the most part a cumulative list. The list also appears to have been augmented by increased inventory activity in 1992 and 1993 resulting from damage associated with the Loma Prieta earthquake, as many of the properties on the list are located in downtown Hollister in the Monterey Street Historic District and the Downtown Hollister Historic District, both of which were created at that time. The structure on the project site is not named as historic or cultural resources on the County's list. Therefore, demolition of the structure would not cause a substantial adverse change in the significance of a historical resource. The project would have **no impact**.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

The archaeological determined that there is a low potential for the site to contain buried or obscured archaeological resources. However, the project would involve ground-disturbing activities that have the potential to uncover archeological resources. Therefore, the project could have a **significant impact** on archaeological resources. The following mitigation measure would be required.

Mitigation Measure

MM 5-1 During project construction, if any archeological or paleontological resources (i.e., fossils) are found, the project applicant and/or its contractor shall cease all work within 50 feet of the discovery and notify the City of Hollister Planning Division immediately. The project applicant and/or its contractor shall retain a qualified paleontologist to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered paleontological resources. The City and the applicant shall consider the mitigation recommendations and agree on implementation of the measure(s) that are feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, or other appropriate measures.

Implementation of mitigation measure **MM 5-1** would reduce impacts on archeological resources to **less than significant**.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The potential exists for discovery of paleontological resources during ground-disturbing activities. Therefore, the project may impact paleontological resources. This impact would be **significant**. Implementation of mitigation measure **MM 5-1** would reduce impacts on paleontological resources to **less than significant**.

The project site is currently flat and undeveloped, and does not contain any unique geological features. **No impact** on unique geological features is therefore anticipated.

d) Disturb any human remains, including those interred outside of formal cemeteries?

The cultural resources study determined a very low likelihood for prehistoric and/or historic era resources to exist on the project site. There may be a possibility, however, of unanticipated and accidental paleontological discoveries and/or discovery of human remains during ground-disturbing project-related activities. This would be a **significant impact** requiring the following mitigation measure.

Mitigation Measure

MM 5-2 During project construction, if human remains are discovered, the project applicant and/or its contractor shall cease all work within 50 feet of the find and notify the City of Hollister Planning Division and the County Coroner, according to California Health and Safety Code Section 7050.5. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage

Commission, and shall follow the procedures outlined in CEQA Guidelines Section 15064.5(d) and (e).

Implementation of mitigation measure **MM 5-2** would reduce potential impacts on human remains to a **less than significant** level by requiring that work cease immediately and ensuring the appropriate procedures are followed in the event of an unanticipated discovery of human remains during project construction.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

This section addresses the site's suitability for residential use based on the preliminary soils and geotechnical report prepared for the 2005 Hollister General Plan, the geotechnical investigation report prepared for the project (see **Appendix D**), and other readily available sources.

Although the project site has level topography with slopes ranging from 0 to 2 percent, project implementation would involve grading activities, which may result in increased rates of soil erosion and subsequent sedimentation.

Hollister is in a seismically active region and has experienced damage caused by ground shaking within the last 35 years. The San Andreas Fault line is the general boundary between the northward-moving Pacific Plate and the southward-moving North American Plate. The San

Andreas Fault system crosses San Benito County in a southeasterly direction along the Gabilan Range 2.5 miles west of the city and is capable of generating an earthquake of up to 8.3 magnitude on the Richter Scale. The project site is located outside of a California Earthquake Fault Zone for an active fault. The nearest active fault is the Calaveras fault, which is located approximately 1 mile southwest. The Calaveras fault runs north-south and bisects the city through the downtown area. This fault has the capacity for a quake of magnitude 7+ on the Richter scale. Additional nearby faults include the Quien Sabe and the Tres Pinos. The Quien Sabe fault registered an earthquake of at least magnitude 5.5 on the Richter scale in 1986. The Tres Pinos fault is a minor fault that is connected to the Calaveras fault in Hollister's downtown area and is aligned in a southeasterly direction through the area. All but the Tres Pinos fault are considered active faults. The project's potential to be impacted by fault rupture, ground shaking, liquefaction, and landslide is discussed below.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:

i) Rupture of a known earthquake fault?

According to the project's geotechnical investigation, no faults are known to lie within the site. The likelihood of a surface fault rupture occurring on this site is considered nonexistent. However, there are faults located in the general area. Project construction would be required to meet the 2010 California Building Code (CBC), Chapter 16, Section 1613, Earthquake Loads. As such, project implementation would have a **less than significant impact** in this subject area.

ii) Strong seismic ground shaking?

The site's most significant seismic hazard is seismic shaking. These potential impacts, however, are mitigated through compliance with Section 16.28.040 of the City's Municipal Code, which requires applicants proposing a subdivision, either residential or commercial, to prepare a seismic report and comply with its measures. The project's geotechnical investigation report recommends complying with the 2007 California Building Code Seismic Criteria for the proposed structures. Compliance with these criteria would reduce impacts associated with ground shaking to **less than significant**.

iii) Seismic-related ground failure, including liquefaction?

Liquefaction describes the phenomenon where soil loses its supportive strength and becomes incapable of bearing the load or overlaying soils or structures. Liquefaction occurs during earthquake conditions in saturated, relatively loose, sandy soils located near the ground surface. The geotechnical investigation report evaluated the site's soils for liquefaction potential based on soil type, density of the site soils, and the absence of groundwater at shallow depth. According to the geotechnical report, no groundwater was observed during the drilling operations at a depth of 30 feet, and no granular soil and/or loose sands were detected in any of the borings, making the risk of liquefaction low. Additionally, as shown on Map 18 of the City of Hollister General Plan, the site is located in an area with moderate liquefaction potential. As such, the project would not be at risk of liquefaction, and **no impact** would occur.

iv) Landslides?

The project site is flat and is not located adjacent to any hillsides or other sloped areas that could be subject to landslides. **No impact** would result.

b) Result in substantial soil erosion or the loss of topsoil?

The project site is generally flat, and construction would not require sloped areas potentially subject to erosion. However, the geotechnical report indicates that minor grading on the site would consist of cutting in the streets and placing fill on the pads to achieve rough grade and appropriate pad elevations. Soil erosion of any stockpiles on-site prior to completion of the final phase of the project could, however, potentially occur as a result of wind and rain. The project would be required to comply with Section 17.16.040 of the City's Zoning Code, which requires applicants to submit an erosion control plan that must include measures stabilizing exposed earth. Implementation of this City's approved erosion control plan would reduce impacts associated with soil erosion compatibility to **less than significant**.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

The project site is flat and is not located adjacent to any hillsides or other sloped areas that could be subject to landslides.

Lateral spreading typically results when ground shaking moves soil toward an area where the soil integrity is weak or unsupported, and it typically occurs on the surface of a slope, although it does not occur strictly on steep slopes. Oftentimes, lateral spreading is directly associated with areas of liquefaction. Because the site is not located in an area of steep slopes and the potential for liquefaction is low according to the geotechnical report, lateral spreading is considered "highly improbable" to occur on the project site.

Land subsidence is the gradual settling or sinking of an area with little or no horizontal motion due to changes taking place underground. It is a natural process, although it can also occur (and is greatly accelerated) as a result of human activities. Common causes of land subsidence from human activity include pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils.

The project does not propose pumping of any water, oil, and/or gas from underground reservoirs. Groundwater was not encountered during borings of up to 30 feet. Further, the geotechnical investigations did not encounter limestone aquifers; the site was not used for mining and there are no mines near the project site. These features minimize the likelihood of land subsidence.

Collapse can occur if near-surface soils vary in composition both vertically and laterally, and strong earthquake shaking can cause non-uniform compaction of the soil strata, resulting in movement of the near-surface soils.

Hollister Municipal Code Section 16.28.010 requires a soil report to be submitted with all tentative maps for proposed housing developments. The soil report would identify any soil instability concern and provide recommendations for the mitigation of the concern. Therefore, project implementation would have a **less than significant impact** relative to this topic.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Expansive soils can cause damage to buildings and paved areas. Near-surface soils that exhibit low strength may settle under building loads. The soils overlaying the project site are classified as

Sorrento silty clay loam with slopes of 0 to 2 percent (approximately 100 percent of the site), (USDA 2014). The site is underlain by alluvial soils of sandy clay, silty clay, slightly sandy to the maximum depth explored, about 30 feet below the existing ground surface. The subsurface soil conditions indicate that the soil profile is uniform throughout and consists of dark brown soft silty sandy clay, underlain by light brown olive color sandy silty clay. The material at and near the surface was wet and soft, and becomes stiff and moist with depth. The sandy clay upper surface material has the propensity to swell when wet and shrink when dry.

The City of Hollister General Plan EIR addresses the potential for expansive soils in the Hollister planning area. According to the General Plan EIR, the potential for expansive soils can be eliminated by conducting engineering tests to determine the proper design criteria. The project applicant would be required to observe those techniques during site development. As such, the potential for expansive soils creating substantial risks to life or property would be a **less than significant impact**.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The project would be required to connect to the City of Hollister's wastewater system. Wastewater would be processed through the Hollister Domestic Water Reclamation Facility and would not require the installation of septic systems. Therefore, **no impact** would result with regard to soil suitability for septic systems.

	Potentially Significant Impact	Less Than Significant Impact With Incorporated Mitigation	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Source: 33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

This section addresses the project's potential greenhouse gas (GHG) emissions based on the 2005 Hollister General Plan, the project's GHG calculations (see **Appendix E**), and other readily available sources. The project's GHG emissions would occur over the short term from construction activities, consisting primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with new vehicular trips and indirect source emissions, such as electricity usage for lighting.

Addressing GHG generation impacts requires an agency to make a determination as to what constitutes a significant impact. The CEQA Guidelines specifically allow lead agencies to determine thresholds of significance that illustrate the extent of an impact and are a basis from which to apply mitigation measures. This means that each agency is left to determine if a project's GHG emissions would have a significant impact on the environment. The guidelines direct that agencies are to use "careful judgment" and "make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate" the development's GHG emissions (14 CCR Section 15064.4[a]). Determining a threshold of significance for climate change impacts poses a special difficulty for lead agencies. Much of the science in this area is new and is evolving constantly. At the same time, neither the State nor local agencies are specialized in this area, and there are currently no local, regional, or state thresholds for determining whether a residential development has a significant impact on climate change. The CEQA Amendments do not prescribe specific significance thresholds but instead leave considerable discretion to lead agencies to develop appropriate thresholds to apply to projects within their jurisdiction.

Assembly Bill (AB) 32 is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. In adopting AB 32, the legislature determined the necessary GHG reductions for the State to make to sufficiently offset its contribution to cumulative climate change to reach 1990 levels. AB 32 is the only legally mandated requirement for the reduction of GHGs. As such, compliance with AB 32 is the adopted basis on which the agency can base its significance threshold for evaluating GHG impacts.

Therefore, the proposed project is compared to the emissions reductions goals of AB 32. In 2008, the California Air Resources Board (CARB) adopted the AB 32 Scoping Plan to achieve the goals of AB 32, which determined that achieving the 1990 emission level would require a reduction of GHG emissions of approximately 29 percent below what would otherwise occur in 2020 in the

absence of new laws and regulations (referred to as "business as usual" or BAU).² In 2012, CARB released revised estimates of the expected 2020 emissions reductions. The revised analysis relies on emissions projections updated in light of current economic forecasts which account for the economic downturn since 2008 as well as reduction measures already approved and put in place relating to future fuel and energy demand, in addition to other factors. This reduced the projected 2020 emissions from 596 million metric tons (MMT) carbon dioxide equivalents (CO₂e) to 507 MMTCO₂e. The reduction in projected 2020 emissions means that the revised BAU reduction necessary to achieve AB 32's goal of reaching 1990 levels by 2020 is now 16 percent.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

For the purposes of this assessment, the proposed project is compared to the achievement of at least a 16 percent reduction in GHG emissions as compared to BAU to provide a conservative assessment. To determine whether a 16 percent reduction compared to BAU would be achieved, quantifying project-specific GHG emissions was conducted. Projects that demonstrate a reduced or mitigated greenhouse gas emissions by at least 16 percent compared to BAU, consistent with GHG emissions reduction targets established in the CARB AB 32 Scoping Plan, would have a less than significant individual and cumulative effect on global climate change. To be conservative, total construction-generated GHG emissions were amortized over the estimated life of the residential development and included with operational emissions for comparison to the significance thresholds. A life of 30 years was assumed for the proposed project.

As shown in **Table 7-1**, the project could produce 2,495 metric tons of CO₂e annually under BAU conditions, primarily from motor vehicles that travel to and from the site. For purposes of this assessment, the total emissions of 2,495 metric tons of CO₂e per year are considered BAU.

TABLE 7-1
ESTIMATED GREENHOUSE GAS EMISSIONS UNDER BAU OPERATIONS (METRIC TONS PER YEAR)

Emissions Source	CO ₂ e
Construction Amortized over 30 Years	22
Area Source (landscaping, hearth)	141
Energy	319
Mobile	1,942
Waste	53
Water	18
Total	2,495

Source: CalEEMod version 2013.2.2. See **Appendix E** for emission model outputs.

Notes: BAU emissions projections account for development-generated emissions without any greenhouse gas reduction measures; i.e., emissions presented are not adjusted for future improved CAFÉ standards (Pavley I) and Low Carbon Fuel Standards, or the 2011 Renewables Portfolio Standard. The Pacific Gas & Electric Year 2005 emissions factor of 489 pounds of CO₂ per megawatt of energy generated (PG&E 2014) was used to account for energy-related BAU GHG emissions. Traffic generation (876 average daily trips) is derived from the traffic operations analysis prepared for the project.

² Business as usual (BAU) is the project's projected GHG emissions level in 2020 under the assumption that consumption patterns and efficiencies are maintained at their 2005 levels. Under a BAU scenario, state, regional, and project-level efforts to reduce GHG emissions are not taken into consideration; rather, the BAU assumes the Year 2005 status quo.

Several State-led GHG emissions-reducing regulations have recently taken effect, and changes to regulations will continue to take effect in the near future that will substantially reduce GHG emissions. For instance, implementation of Assembly Bill 1493 (the Pavley Standard) (Health and Safety Code Sections 42823 and 43018.5) will significantly reduce the amount of GHGs emitted from passenger vehicles. The Pavley Standard is aimed at reducing GHG emissions from noncommercial passenger vehicles and light-duty trucks of model years 2009–2016 by requiring increased fuel efficiency standards of automobile manufacturers. The program combines the control of smog, soot, and GHG emissions with requirements for greater numbers of zero-emission vehicles. By 2025, when the rules will be fully implemented, new automobiles will emit 34 percent fewer global warming gases and 75 percent fewer smog-forming emissions. The anticipated reduction associated with State-led GHG emissions-reducing regulations represents 423 fewer metric tons per year of GHGs attributed to the proposed project (see **Table 7-2**).

The electricity provider for Hollister, Pacific Gas and Electric Company (PG&E), is subject to California's Renewables Portfolio Standard (RPS). The RPS requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020, which will have the effect of reducing GHG emissions generated during energy production. For example, from 2005 to 2012, PG&E increased its purchase of renewable source-generated electricity to levels that currently account for just over half of its total power mix (PG&E 2014). Largely due to this strategy, PG&E's reduction of its CO₂ emission intensity factor between BAU and project implementation would result in 16 fewer metric tons per year of GHGs (1 fewer metric ton per year attributed to the regional water system) as shown in **Table 7-2**.

TABLE 7-2
GHG REDUCTIONS FROM APPLICATION OF PROJECT MITIGATION AND RECENT REGULATIONS

Reduction Source	CO ₂ e Emissions Reductions (metric tons/year)
Mitigation measure 3-1 (prohibition of wood-burning hearths)	-74
Construction Equipment Efficiencies from Engine Modernization	-2
State-Led GHG Reducing Regulations	
AB 1493 (Pavley) and Low Carbon Fuel Standard ¹	-378
2011 Renewables Portfolio Standard ²	-14
Total	-468

Notes:

¹ Emissions reductions from AB 1493 and Low Carbon Fuel Standard are derived from the difference between 2005 automobile emissions factors and 2016 automobile emissions factors contained in CalEEMod version 2013.2.

² Emissions reductions from the RPS are derived from the difference between PG&E's BAU CO₂ emission intensity factor of 489 pounds of CO₂ per megawatt of energy generated and PG&E's most current (2012) CO₂ emission intensity factor of 445 pounds of CO₂ per megawatt of energy generated (PG&E 2014).

Data output is included as **Appendix E**.

As demonstrated in subsection 3, Air Quality, the proposed project would be required to implement mitigation measure **MM 3-1**, which prohibits the installation of wood-burning hearths. Implementation of mitigation measure **MM 3-1** in conjunction with State-led GHG reduction measures such as Pavley, the Low Carbon Fuel Standard, and the State RPS would reduce project GHG emissions by 18.8 percent compared with BAU, which is beyond the 16 percent reduction threshold. **Table 7-3** provides a summary of project GHG reductions attributable to

state regulations enacted subsequent to CARB determining the 16 percent reduction needed to achieve compliance with AB 32.

TABLE 7-3
SUMMARY OF GHG REDUCTIONS

Emissions Reduction Summary	CO₂ Emissions (Metric Tons/Year)
Total Business-as-Usual (BAU) Emissions	2,495
State-Led Regulatory Reduction	-392
Mitigation Measure MM 3-1	-74
Construction Equipment Efficiencies from Engine Modernization	-2
Project Emissions After Reductions	2,027
Percentage Reduction from Business as Usual	18.8
Percentage Reduction Threshold for Less than Significant Determination	16

The GHG emissions from project implementation are projected to result in 2,027 metric tons of CO₂e per year (**Table 7-3**). The project's GHG emissions would be reduced by 18.8 percent from BAU, which is greater than the 16 percent threshold, so the project would be consistent with the State of California's goals. Thus, the project's impact on GHG emissions would be **less than significant**.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

California has adopted several policies and regulations for the purpose of reducing GHG emissions. AB 32 was enacted to reduce statewide GHG emissions to 1990 levels by 2020. As identified under Issue a) above, the proposed project would reduce greenhouse gas emissions from the BAU condition by 18.8 percent, which is greater than the State's 16 percent reduction goal. Therefore, the project would not conflict with AB 32. There would be **no impact**.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Source: 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? Source: 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Source: 24	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

This section is based on a Phase I Environmental Site Assessment (ESA) for the project site (see **Appendix F**) and readily available information.

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Both the US Environmental Protection Agency (EPA) and the US Department of Transportation (DOT) regulate the transport of hazardous waste and material, including transport via highway. The EPA administers permitting, tracking, reporting, and operations requirements established by the Resource Conservation and Recovery Act (RCRA). The DOT regulates the transportation of hazardous materials through implementation of the Hazardous Materials Transportation Act. This act administers container design and labeling, and driver training requirements. These established regulations are intended to track and manage the safe interstate transportation of hazardous materials and waste. Additionally, state and local agencies enforce the application of these acts and provide coordination of safety and mitigation responses in the case that accidents involving hazardous materials occur.

Project construction would include refueling and minor maintenance of construction equipment on-site, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. All construction activities would be subject to the National Pollutant Discharge Elimination System (NPDES) permit process that requires the preparation of a stormwater pollution prevention plan (SWPPP), which would be reviewed and approved by the Regional Water Quality Control Board.

Single-family residential units do not routinely transport, use, or dispose of hazardous materials or present a reasonably foreseeable release of hazardous materials, with the exception of common residential-grade hazardous materials such as household cleaners, paint, etc. Therefore, project operation would not result in an impact.

Enforcement of hazardous material regulations and rapid response by local agencies would reduce the project's hazardous materials transportation, use, and disposal health hazards to a **less than significant impact**.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Project construction activities may include refueling and minor maintenance of construction equipment on-site, which could lead to minor fuel and oil spills. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including Cal/OSHA requirements. All construction activities would be subject to the NPDES permit process that requires the preparation of a SWPPP, which would be reviewed and approved by the Regional Water Quality Control Board.

Single-family residences do not routinely transport, use, or dispose of hazardous materials or present a reasonably foreseeable release of hazardous materials, with the exception of common residential-grade hazardous materials such as household cleaners, paint, etc. All housing developments are required to conform to local, state, and federal laws with regard to hazardous material and waste.

Historic agricultural operations on the site could have contaminated its soils. In September 2013, ENGEO completed a Phase I Environmental Site Assessment (ESA) for the project site (see **Appendix F**). The Phase I concluded that there was no documentation or physical evidence of soil or groundwater impairment associated with the site's previous use. A review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on the site and did not identify contaminated facilities within the appropriate American Society for Testing and Materials search distances that would reasonably be expected to impact the site. Based on these findings, no Recognized Environmental Conditions (RECs) and no historical RECs were identified for the site.

As part of the ESA, a combined total of 20 soil samples were taken on the site. A state-certified laboratory analyzed the soil samples for organochlorine pesticides (OCPs) and pesticide-related metals of lead, arsenic, and mercury. The detected pesticide and metal concentrations were compared to California Human Health Screening Levels (CHHSLs) for residential use. Metal concentrations were also compared to natural background concentrations. Laboratory analysis of the 20 samples detected trace concentrations of organochlorine pesticides, including DDE and DDT. However, reported concentrations are below the current residential CHHSL established by the California Environmental Protection Agency. The arsenic concentrations ranged from 4.8

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to 10 milligrams per kilogram, which are consistent with background soil concentrations for the area (ENGEO 2013).

The project would demolish a home on the property. The home was constructed prior to 1950. Given its age, it is possible that lead-based paint and asbestos-containing materials are present. Further, the project would remove a septic tank. Demolition of the home and removal of the septic tank would involve the potential release of hazardous materials into the environment. This would be a **significant impact**. Therefore, the following mitigation measures would be required.

Mitigation Measures

MM 8-1a A qualified and licensed professional shall conduct a hazardous building materials surveys for all structures proposed for demolition or renovation. A certified contractor shall abate all loose and peeling lead-based paint and asbestos-containing material in accordance with local, state, and federal requirements. The project applicant and/or its contractor shall remove all other hazardous materials from buildings prior to demolition in accordance with the regulations of the California Department of Industrial Relations, Division of Occupational Safety and Health. A qualified environmental professional shall document the completion of the abatement activities and submit a report to the City for review with applications for issuance of construction and demolition permits.

MM 8-1b Prior to grading activities, a certified contractor shall properly remove the septic systems in accordance with local, state, and federal requirements. A qualified environmental professional shall document the septic tank removal and submit a report to the City for review with applications for issuance of construction and demolition permits.

Implementation of mitigation measures **MM 8-1a** and **MM 8-1b** would reduce the impact to **less than significant**.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Calaveras Elementary School is located approximately 0.25 mile to the east of the project site. R.O Hardin Elementary School is located approximately 0.75 mile to the southeast. No other schools are within 0.25 mile.

Single-family residences do not routinely transport, use, or dispose of hazardous materials or present a reasonably foreseeable release of hazardous materials. During project construction, the use and handling of hazardous materials would occur in accordance with applicable federal, state, and local laws, including Cal/OSHA requirements.

Demolishing the existing homes and removing of the septic tank may result in handling hazardous materials within 0.25 mile of a school as a result of asbestos-containing materials and lead-based paint. This would be a **significant impact**. However, implementation of mitigation measures **MM 8-1a** and **MM 8-1b** would reduce impacts on school facilities to **less than significant**.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

The Phase I ESA assessed whether the site is a hazardous materials site using a number of environmental regulatory databases such as the federal RCRA, American Society for Testing and Materials (ASTM), and others. The ESA determined that the project site was not listed as a hazardous materials storage or release site. Therefore, the project would have **no impact**.

- e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

The project would design roadways and emergency access according to City standards and would not encroach on or obstruct any existing evacuation routes. All new development in the city is required to comply with existing fire codes and ordinances regarding emergency access, such as widths, surfaces, vertical clearance, brush clearance, and allowable grades. The City would implement emergency response measures to address emergency management, including notifications, evacuations, and other necessary measures in the event of an emergency.

No public roads would be closed during project construction, and no detours would be required in the event of an emergency. The proposed project would not impede or conflict with any adopted emergency response or evacuation plans. There would be **no impact**.

- f) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

The site is not in an area identified as having a high potential for wildland fire. The project would have **no impact** on wildland fires.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Source: 27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Source: 11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? Source: 25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of a failure of a levee or dam? Sources: 11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

Hollister is located in the Pajaro River watershed. The watershed covers approximately 1,300 square miles and spans four counties: San Benito, Santa Clara, Santa Cruz, and Monterey. The watershed is bounded by the Santa Cruz Mountains to the north and the Gabilan Range to the south. Its main tributaries are Corralitos, Uvas, Llagas, San Benito, Pacheco, and Santa Ana creeks. These tributaries and many others converge and provide water to the Pajaro River, which drains into Monterey Bay.

There are two significant surface water features within the City of Hollister planning area—the San Benito River and Santa Ana Creek. The San Benito River flows from southeast to northwest in the southern portion of the Hollister planning area. Much of the planning area drains northerly to Santa Ana Creek, which flows into San Felipe Lake, located approximately 7 miles north of Hollister Municipal Airport.

Urban runoff and other non-point source discharges are regulated by the 1972 federal Clean Water Act, through the National Pollutant Discharge Elimination System (NPDES) permit program established by the US Environmental Protection Agency (EPA). The NPDES stormwater permit program is organized in two different phases, depending on where the stormwater discharges originate.

Phase I regulations, effective since 1990, require NPDES permits for stormwater discharges for certain specific industrial facilities and construction activities, and for "medium" and "large" municipal separate storm sewer systems (MS4s) generally serving populations greater than 100,000.

In December 1999, the EPA promulgated more regulations, known as the Storm Water Phase II Final Rule for all Small MS4s for urbanized areas and municipalities with a population base greater than 10,000 with a population density greater than 1,000 persons per square mile and including construction sites of 1 to 5 acres. In California, the NPDES General Permit for small MS4s is overseen by the Regional Water Quality Control Board (RWQCB) and requires the development of a management plan that discusses existing and proposed programs which will protect water quality by reducing or eliminating pollutant runoff from entering local water bodies.

The City of Hollister has developed a Storm Water Management Plan (SWMP) in order to fulfill the requirements of the Phase II NPDES General Permit for Discharges of Storm Water from Small Municipal Separate Storm Sewer Systems.

The City of Hollister would provide water, wastewater, and storm drainage services to the project. Because this project would create over 1 acre of new impervious surface area, the Hollister SWMP requires that the project be consistent with the State Water Resources Control Board Construction General Permit (CGP), the purpose of which is to reduce water quality impacts associated with construction activities.

a) Violate any water quality standards or waste discharge requirements?

The project would connect to the City's existing storm drainage and sewer facilities. The City of Hollister Domestic Water Reclamation Facility would treat wastewater from the project site. Additionally, the project would include a stormwater infiltration system, which would be designed in accordance with the California Stormwater Best Management Practices Handbook and the City's NPDES permit. Because no on-site septic systems would be required to treat wastewater, no other sources of wastewater discharge are proposed that would go through the City's Domestic Water Reclamation Facility, and all stormwater would be directed into a project

stormwater infiltration system, the project would have a **less than significant impact** associated with wastewater or stormwater discharge.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

The City of Hollister would provide water for the project. The City, as well as the Sunnyslope County Water District, uses groundwater to augment public water supply in the Hollister urban area.

The San Benito County Water District (SBCWD) manages the groundwater in the area. The SBCWD's (2013) Annual Groundwater Report describes groundwater conditions in the San Benito County portion of the Gilroy-Hollister groundwater basin. It documents water supply sources and use, groundwater levels and storage, and SBCWD management activities for water year 2013. According to the SBCWD's 2013 annual report, ground water levels were 10 to 20 feet lower than in October 2012. In 2012, the basin had relatively high water levels and steady groundwater storage indicating that the basin underlying Zone 6 was near its capacity. These conditions enabled the basin to have sufficient storage to weather dry times or limited Central Valley Project allocation, which occurred in 2013. The Annual Report notes that sufficient storage remains in the basin to accommodate additional dry years with limited imported water availability. However, judicious use of groundwater is paramount to ensure that recovery occurs quickly in wet years (SBCWD 2013, p. 15).

The total change for Zone 6 excluding the San Juan subbasin was a decrease of 9,718 acre-feet, which is a significant reduction for the zone.³ The total change for the basin was a decrease of 10,391 acre-feet, with most of the decrease occurring in the San Juan subbasin. While in previous years, the Bolsa and Bolsa SE subbasins drove the changes in groundwater storage, in 2013 increased pumping in the San Juan region was the main driver of storage change in the basin (SBCWD 2013, p.18).

According to the SBCWD's 2013 Annual Groundwater Report, in 2013, groundwater pumping exceeded 2012 levels. However, groundwater levels did not indicate overdraft conditions in 2013 (SBCWD 2013, p. 18). Given the CVP allocation outlook and decreased water use trends, groundwater pumping is expected to remain at similar levels in 2014 and beyond. Current groundwater storage is sufficient to accommodate dry years with negative water budgets, and the capacity for groundwater recovery in subsequent wet years is sufficient to balance moderate increases in groundwater pumping without causing long-term overdraft (SBCWD 2013).

While the proposed project would create impervious surface areas such as streets and buildings, rainwater and excess irrigation water would be directed into the stormwater infiltration water quality system, which would percolate through the soils and provide some groundwater recharge. Considering this factor, along with the SBCWD determination that the groundwater basin has sufficient levels of storage, the project would not result in the substantial depletion of groundwater supply or interfere with groundwater recharge. As such, this would be a **less than significant impact**.

³ One acre-foot of water is equal to the volume of a sheet of water 1 acre in area and 1 foot in depth; about 43,560 cubic feet.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*
- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- f) *Otherwise substantially degrade water quality?*

Historically the project site was used as a walnut orchard and is highly disturbed. The site currently contains one house and the orchard. The project would not substantially alter the existing quality of any creek because there are none close to the site. All project stormwater flows would drain into the stormwater infiltration system, which would be sized to accommodate projected stormwater flow.

Construction Impacts

Construction impacts could result from dirt leaving the site and entering the storm drain system from construction equipment and haul trucks, by runoff from exposed earth and stockpile areas during rainy periods, and from wind-blown dirt and dust from stockpiles. Construction runoff can also result from cleaning solvents and leaking fluids from construction equipment.

Section 17.16.140(C)(3) of the City of Hollister Municipal Code requires the project applicant to prepare a stormwater pollution prevention plan (SWPPP) for approval by the City. The SWPPP is required to list best management practices (BMPs), which specify how the applicant would protect water quality during the course of construction. BMPs typically include, but are not limited to, scheduling earthwork to occur during the dry season to prevent runoff erosion, protecting drainages and storm drain inlets from sedimentation with berms or filtration barriers, and installing gravel entrances to reduce tracking of sediment onto adjoining streets. Implementation of the project's SWPPP would reduce impacts to **less than significant**. No additional mitigation measures would be required.

Operation Impacts

On-site sources of polluted runoff associated with residential uses typically include surface parking areas and driveways, garbage areas, and planting areas where pesticides and fertilizers are used. Pollutants from these areas can wash into the storm drain system during storm events, thereby affecting surface water quality.

Hollister Municipal Code Section 17.16.140(A) requires all development projects in the city to be designed to detain stormwater runoff on-site to prevent contaminated stormwater from entering the City's storm drain system. Project applicants are required to submit a stormwater drainage plan that incorporates measures designed to retain stormwater on-site consistent with the most current requirements. In accordance with the Municipal Code, specific measures to be incorporated into the plan may include, but are not limited to:

- 1) Drainage from roof gutters from residential, commercial, industrial, public, and other buildings including accessory structures shall be directed to rain gardens, landscape areas, vegetative swales, or retention or detention ponds approved by the City Engineering Department.

- 2) The use of multi-use stormwater management facilities, including recreation areas, and permeable paving in interior pedestrian areas, patios, or plazas is encouraged.

Implementation of the project's on-site stormwater management plan would reduce impacts to **less than significant**. No additional mitigation measures would be required.

- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

Federal Emergency Management Agency (FEMA) (2014) Flood Map FIRM Panel 06069C0185D shows Hollister, including the project site. According to this map, the project site is located in Zone X unshaded. Most of the site is in Zone X, which FEMA describes as an "area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level." City of Hollister Municipal Code Chapter 15.20, Flood Damage Prevention, identifies standards to minimize public and private losses due to flooding. Section 15.20.130 specifies standards of construction for buildings in flood zones. Section 15.20.130(C)(1) requires that all new development have the lowest floor, including the basement, elevated to or above the base flood elevation. Because the project site is located in Zone X unshaded, the potential to be impacted by flooding is minimal. Therefore, the project would have a **less than significant impact** regarding flood flows.

- i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?**

The project site is not located in an area protected by levees. According to the City's General Plan EIR, portions of the City are subject to flooding, however flooding as a result of dam failure is unclear. The San Benito County General Plan Background Report identifies the dams with the ability to affect San Benito County areas if these dams were to fail. According to this document, the dams and reservoirs affecting San Benito County include several that are isolated in remote valleys and two (San Justo and Leroy Anderson Dams) that are larger and close to populated areas (San Benito County 2010). Because the smaller dams located in San Benito County are located in remote valleys, impacts on Hollister as a result of dam failure are nonexistent. The project site is not located in the inundation areas of the two larger dams. In the event of a complete failure, water from the reservoir behind San Justo Dam could inundate the San Juan Valley and flow across the lower San Benito River floodplain to the Pajaro River (San Benito County 2010). This would not impact the project site. According to the Anderson Dam Emergency Action Plan, the city is not located in the inundation area of the Anderson Dam (Santa Clara Valley Water District 2009). Additionally, all dams are required to undergo periodic inspection and be evaluated in terms of their structural integrity, and the San Benito County Emergency Services Department includes potential dam inundation areas in its emergency response planning. There are no significant upstream facilities that could cause a significant risk to the project. Therefore, the project would have a **less than significant impact**.

- j) Inundation by seiche, tsunami, or mudflow?**

Seiches and tsunamis are the result of waves of bodies of water created by earthquakes. It is unlikely that seiches would cause an impact on the proposed project since there are no large water bodies in the project vicinity. Since the site is relatively flat, no mudflow impacts on the proposed project would occur. Therefore, inundation caused by seiche, tsunami, or mudflow would have **no impact** on the project site.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community? Sources: 14, 15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Sources: 14, 15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

a) Physically divide an established community?

The project site is located in an area of residential uses. The project itself would construct residential units that would not divide an established community. Rather, the project would be consistent with surrounding uses in the area and fill in the patchwork of residential uses in the city. The project would have **no impact**.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The project lot sizes would range from about 3,000 to 9,400 square feet, which is consistent with the minimum lot size of 2,500 square feet in the City's Low Density Residential (R1) development standards. The proposed project's net density would be 7.51 dwelling units per acre. The project would be consistent with the R1 development standards and therefore would have **no impact**.

In addition, the County of San Benito Local Area Formation Commission (LAFCO) is responsible for coordinating logical and timely changes in local governmental boundaries (reorganizations), including annexations, incorporations of new cities, and boundary changes in special districts like school and utility districts. The project site is within the City's Sphere of Influence (SOI) and is adjacent to the incorporated city limits of Hollister. LAFCO's mission includes discouraging urban sprawl, avoiding premature conversion of agricultural land, and encouraging the orderly formation and development of local agencies. Based on this, the proposed project would be consistent with LAFCO's missions and therefore would have **no impact**.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No local ordinances, habitat conservation plans (HCP), or natural community conservation plans (NCCP) are in effect for this project. While a draft HCP had been under way in this region for some time, this effort is no longer moving forward and as such, the project would not conflict with an HCP/NCCP. Therefore, the proposed project would have **no impact**.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

There are no federal, state, or local regulatory standards for ground-borne vibration. However, various criteria have been established to assist in the evaluation of vibration impacts. For instance, the California Department of Transportation (Caltrans) has developed vibration criteria based on human perception and structural damage risks. For most structures, Caltrans considers a peak particle velocity (ppv) threshold of 0.2 inches per second (in/sec) to be the level at which architectural damage (i.e., minor cracking of plaster walls and ceilings) to normal structures may occur. Below 0.10 in/sec ppv there is virtually no risk of 'architectural' damage to normal buildings. Levels above 0.4 in/sec ppv may possibly cause structural damage (Caltrans 2002).

In terms of human annoyance, continuous vibrations in excess of 0.1 inches per second ppv are identified by Caltrans as the minimum level perceptible level for ground vibration. Short periods of ground vibration in excess of 0.2 inches per second can be expected to result in increased levels of annoyance to people within buildings (Caltrans 2002).

Increases in groundborne vibration levels from the proposed project would be primarily associated with short-term construction-related activities. Project construction would require the use of off-road equipment, such as tractors, concrete mixers, and haul trucks. The project is not expected to use major groundborne vibration-generating construction equipment, such as pile drivers.

Construction equipment groundborne vibration levels are summarized in **Table 12-5**. Based on the vibration levels, ground vibration generated by construction equipment would not be anticipated to exceed approximately 0.08 inches per second peak particle velocity (ppv) at 25 feet. Predicted vibration levels at the nearest on- and off-site structures would not exceed the minimum recommended criteria for structural damage and human annoyance (0.2 and 0.1 inches per second ppv, respectively). As a result, this impact would be **less than significant**.

TABLE 12-5
REPRESENTATIVE VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT

Equipment	Peak Particle Velocity at 25 Feet (in/sec)
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozers/Tractors	0.003

Source: Appendix C

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

As discussed in Issue a), the proposed project would not result in a substantial permanent increase in ambient noise levels that would exceed applicable noise standards. As a result, this impact would be **less than significant**. Refer to Issue a) for additional discussion of the project's short- and long-term noise impacts.

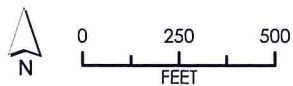
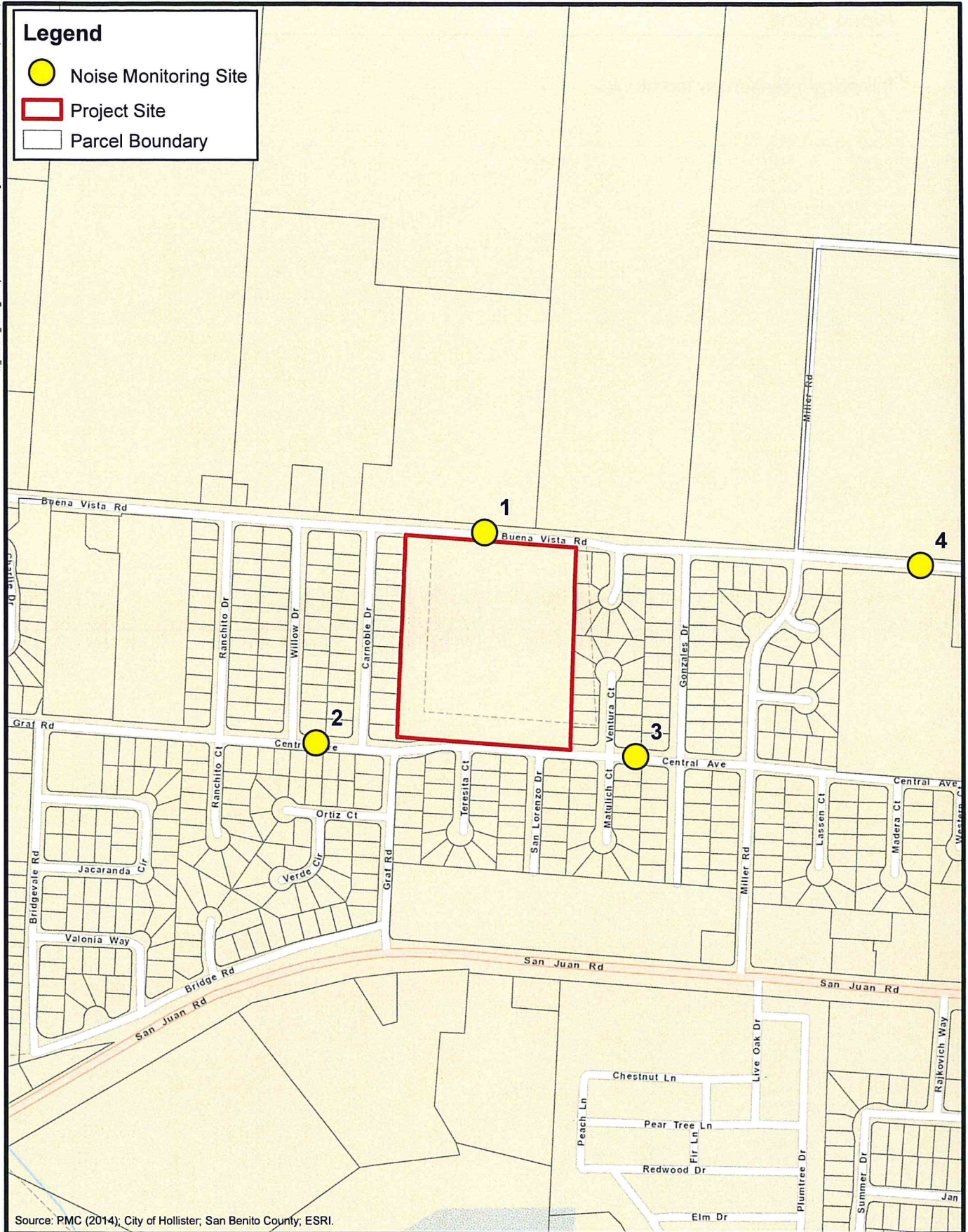


Figure 6
Noise Measurement Locations

INITIAL STUDY

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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

As discussed in Issue a), the nearest noise-sensitive land uses in the project area are residential dwellings. For residential land uses, activities occurring during the more noise-sensitive nighttime hours would be of particular concern given the potential for increased levels of sleep disruption to occupants of nearby residential dwellings. The proposed project, however, does not identify hourly restrictions for construction activities. As a result, noise-generating construction activities would have a **significant** short-term noise impact to occupants of nearby residential land uses. With implementation of mitigation measure **MM 12-1**, this impact would be **less than significant**. Refer to Issue a) for additional discussion of the project's short- and long-term noise impacts.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels?

f) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?

No private or public airports are located within 2 miles of the project site. The nearest airport is Hollister Municipal Airport, which is located approximately 2.2 miles north of the project site. The project site is not located within the projected noise contour zones of this nearest airport. The project would have **no impact** for this topic.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? Sources: 10, 14, 17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

According to the California Department of Finance (2014), the 2013 population of Hollister was 35,738. The city has 10,613 housing units and 3.57 persons per household. The proposed project would be located in an area designated for Low Density Residential uses in the City of Hollister General Plan.

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed project would increase population in the city. While some of the new residents could come from the existing population of Hollister, the actual number of these persons cannot be determined. As such, it is assumed for this analysis that all future residents of the proposed project are new to Hollister. Based on the number of maximum dwelling units (92) and the city's 2013 persons per household (3.57), the project would increase the city's housing capacity by 328.⁴ The Hollister General Plan provides an average annual rate of growth of 6 percent per year and predicted a population of 46,427 in 2009. Even four years later, the 2013 population of 35,738 was substantially short of the projected population. The addition of 328 people would not increase the city's population beyond the population anticipated in the General Plan for the year 2009. Additionally, this site was designated by the City in 2009 as a future growth area. As a result, the project would have a **less than significant impact** on population growth.

⁴ Calculation: 92 dwelling units x 3.57 persons per household = 328.44 persons

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

The single-family house located in the northwest corner of the project site would be removed as part of the project. However, removal of one house from the existing housing stock would not be significant. Therefore, the project would have a **less than significant impact** on existing housing or the displacement of people.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection? Source: 13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools? Sources: 19, 26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks? Sources: 14, 18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

In this subsection, the proposed project is evaluated for its impact on existing school, police, fire, governmental, and emergency services in Hollister. Fire and police protection to the project site is provided by the Hollister Fire Department and the Hollister Police Department, respectively. The project site is located in the service areas of the Hollister School District and the San Benito High School District. Parks and recreation facilities in the city are the responsibility of the Hollister Recreation Division.

a) Fire protection?

Fire protection is provided by the Hollister Fire Department (HFD) within the city limits. The San Benito County Fire Department (which is operated under contract with the California Department of Forestry and Fire Protection) serves the unincorporated areas of the county that are not designated as wildlands, and the California Department of Forestry and Fire Protection (Cal Fire) serves the unincorporated wildland areas. The San Benito County Fire Department provides initial response in certain areas of the city under an automatic aid agreement between the City of Hollister and the County of San Benito; in turn, the City provides initial response in areas protected by the County on the western boundaries of the city (Hollister 2009, p. 5.6).

The Hollister Fire Department has two fire stations. Station 1, located at 110 Fifth Street, has one engine company and one truck company. The station is staffed with two fire captains, two fire apparatus engineers, and one firefighter. The fire chief and an administrative fire captain are on duty Monday through Friday. The department also is supported by volunteer firefighters. Station 2, located at 1000 Union Road, has one engine company and is staffed with one fire captain, one fire apparatus engineer, and one firefighter. The Hollister Fire Department provides first responder emergency medical services and responds to all automatic aid areas as the first responder for emergency medical services incidents.

The San Benito County Fire Station (operated under contract with Cal Fire) is located at 1979 Fairview Road and is staffed by three full-time personnel, supplemented by volunteer firefighters. The Hollister Fire Department has a mutual aid agreement with the County of San Benito for fire protection in unincorporated areas just beyond the Hollister city limits.

The accepted standard in determining whether a project may result in the need for new fire facilities is service response times. HFD Station 1 is located less than half a mile from the project site. The HFD's response time goal is 3 minutes. The project site can be served within the 3-minute goal from Station 1.

The proposed project may pose additional financial cost to the fire department; however, this is not an environmental issue but rather a fiscal one for the City. The City collects fire impact fees to offset the financial burden new development can potentially cause to the fire department.

Because the project site is located within the HFD response time standard, no new fire facilities would be required to serve the project. Therefore, the project would have a **less than significant impact** on fire facilities.

b) Police protection?

The Hollister Police Department (HPD) is located at 395 Apollo Way, which is about 4 miles from the project site and would serve the project site post-annexation. Currently the site is served by the San Benito County Sheriff Department. Although the site is covered by a different service provider currently due to its non annexed status, this impact analysis looks at the HPD, as the service provider that would be impacted by the proposed project.

The accepted standard in determining whether a project may result in the need for new police facilities is the officer-to-resident ratio. The HPD service ratio is one officer per 1,000 residents. The project would increase the city's population by an estimated 328. Based on current police standards, this increase would not require any new or expanded police facilities.

The proposed project may pose additional financial cost to the department; however, this is not an environmental issue but rather a fiscal issue for the City. The City collects a police development impact fee to offset the financial burden new development would cause to the HPD.

Because the project would not require any new or expanded police facilities, it would have a **less than significant impact** on police facilities.

c) Schools?

The project site is served by the Hollister School District and the San Benito High School District. The Hollister School District serves a student population of about 5,600 students with five elementary schools (K-6), a K-8 school, two middle schools (7-8), a Dual Language Immersion Academy (K-6, Spanish/English), and an Accelerated Achievement Academy (4-8). The district employs more than 560 staff members, including certificated and classified employees, substitute teachers, and others.

The San Benito High School District has one school, San Benito High School, serving a student population of 2,864 in the 2011/12 school year (SBHSD 2013). In 2011, the school had 111 teachers.

The Hollister 2009 Housing Element includes statistical data that can be used to determine the project's potential student population. According to Table 8 of the Housing Element, the age range 6-13 represented approximately 14.0 percent of the city population, while age range 14-17 represented 6.8 percent of the population in 2008. Based on an anticipated project resident population of 328, the project could increase school enrollments by 46 elementary/middle school students and by 22 high school students.

Two schools are located within proximity of the project area Calaveras School and R.O. Hardin Elementary School.

While the proposed project would increase the student population in the city, the State adopted California Government Code Section 65995(h) to mitigate any school facilities impacts. Section 65995(h) states that the payment of statutory fees "is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities." For this reason, the project would have a **less than significant impact** on school facilities.

d) Parks?

Hollister has a wide variety of parks and recreation facilities located throughout the city. The existing recreational facilities in Hollister include 12 City-owned and operated parks, four special use facilities, and one County park. Parks located near the project site are Calaveras Park, John Z. Hernandez Memorial Park and Tony Aguirree Memorial Park.

According to the City's Park Facility Master Plan, there were 58 acres of City-owned parkland in the city and an additional 35.25 acres of County parkland (Hollister n.d.). The Park Facility Master Plan also identified that based on a ratio of 4 acres of parkland to 1,000 residents, the city needed an additional 110.47 acres of park facilities by 2010 based on projected population. Since the adoption of the Park Facility Master Plan, the City has developed two new parks.

Hollister General Plan Policy CSF.4.4 and Municipal Code Chapter 16.55 identify the park and recreation standards for the city. According to these standards, the City's policy is to provide an average of 4 acres of developed parks and recreational facilities for every 1,000 residents in the Hollister planning area. Based on this ratio and the city's 2013 population of 35,738, parkland acreage in the city should total 143 acres.

The proposed project includes about 0.7 acre of common open space. According to Hollister Municipal Code Section 16.55.040(2)(a), parkland dedication for single-family development is determined using a ratio of 0.01408 acres per unit. As such, the proposed project would require 1.29 acres of parkland/open space.⁵ The City of Hollister imposes park impact fees required of all new residential development in the city. Municipal Code Chapter 16.55 identifies that the City will allow the dedication of land, payment for the park impact fee in lieu of dedicating land, or a combination of both, at the option of the City, for park or recreation purposes as a condition of approval.

The City collects a parks development impact fee to offset the financial burden new development would cause to the city's parkland. Additionally, the proposed project has approximately 0.7 acre of common open space. This open space in combination with impact fees, as determined by the City, would reduce impacts on parkland facilities to **less than significant**.

e) Other public facilities?

The proposed project would not result in the need for other additional City or governmental facilities, the construction of which would result in environmental impacts. Therefore, **no impact** associated with the construction of public facilities would result from project implementation.

⁵ Calculation: 92 units x 0.01408 acres per unit = 1.29 acre

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that the substantial physical deterioration of the facility would occur or be accelerated?*

As discussed in subsection 13, Population and Housing, the project would increase the city's population, which would result in a greater demand for park and recreation facilities. The increase in park and recreation users may increase the deterioration to existing facilities. The facilities are maintained by the City of Hollister, and the project would be required to pay all park impact fees, which are used to assist in the development and maintenance of parks and recreation facilities and will offset the increased use of the facilities. As such, the proposed project would have a **less than significant impact** on recreational facilities.

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The project does not include any recreational facilities at this time. However, the project would not require the expansion of existing facilities because the additional population (328) would represent approximately 1 percent of the city's total population. The project would have a **less than significant impact** for this topic.

- a) **Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**
- b) **Conflict with an applicable congestion management program, including, but not limited to level of service standards established by the county congestion management agency for designated roads or highways?**

Project Traffic

The magnitude of traffic produced by a new development and the locations where that traffic would appear were estimated using a three-step process: (1) trip generation, (2) trip distribution, and (3) trip assignment. In determining project trip generation, the magnitude of traffic entering and exiting the site is estimated for the weekday AM and PM peak hours. As part of the project trip distribution step, an estimate was made of the directions to and from which the project trips would travel. In the project trip assignment step, the project trips were assigned to specific streets and intersections in the study area.

Existing Plus Project Conditions

The results of the intersection level of service and signal warrant analyses under existing plus project conditions are summarized in **Table 16-1**. The results of the intersection level of service analysis indicate that the unsignalized study intersection of SR 156 and Buena Vista Road, which was found to operate at unacceptable levels under existing conditions, would continue to operate at an unacceptable level of service during the PM peak hour under existing plus project conditions. In addition, the traffic volumes at the intersection under existing and existing plus project conditions are large enough to satisfy the peak-hour volume traffic signal warrant. The addition of project traffic at the SR 156 and Buena Vista Road intersection would cause the delay at the intersection to increase. Therefore, the project will result in a significant impact at the SR 156 and Buena Vista Road intersection based on applicable significance criteria. The impact and proposed improvements to mitigate the impact are described below.

The remaining study intersections would continue to operate at an acceptable LOS C or better conditions during both the AM and PM peak hours under existing plus project conditions. All other unsignalized study intersections are projected to have traffic conditions that fall below the thresholds that warrant signalization.

TABLE 16-1
EXISTING PLUS PROJECT INTERSECTION LOS AND SIGNAL WARRANT SUMMARY

Intersection	LOS Standard	Peak Hour	Existing			Existing Plus Project			
			Warrant Met?	Delay ¹	LOS	Warrant Met?	Delay ¹	LOS	Change in Delay ²
SR 156 and Buena Vista Road	C	AM	Yes	15.0	C	Yes	15.2	C	0.2
		PM	Yes	40.5	E	Yes	43.6	E	3.1
Miller Road and Buena Vista Road	C	AM	No	10.4	B	No	10.5	B	0.1
		PM	No	11.0	B	No	11.2	B	0.2

Intersection	LOS Standard	Peak Hour	Existing			Existing Plus Project			
			Warrant Met?	Delay ¹	LOS	Warrant Met?	Delay ¹	LOS	Change in Delay ²
Westside Blvd and Buena Vista Road	C	AM	No	11.1	B	No	11.3	B	0.2
		PM	No	10.0	B	No	10.1	B	0.1
Line Street and Buena Vista Road	C	AM	No	9.4	A	No	9.5	A	0.1
		PM	No	9.0	A	No	9.0	A	0.0
Locust Avenue and Buena Vista Road	C	AM	No	7.1	A	No	7.2	A	0.1
		PM	No	7.0	A	No	7.1	A	0.1
San Benito Street and North Street/ Santa Ana Road	C	AM	—	18.0	B	—	17.9	B	-0.1
		PM	—	15.5	B	—	15.2	B	-0.3
Locust Avenue/ College Street and Second Street	C	AM	No	7.3	A	No	7.4	A	0.1
		PM	No	7.2	A	No	7.2	A	0.0
Felice Drive and Central Avenue	C	AM	No	7.4	A	No	7.4	A	0.0
		PM	No	7.5	A	No	7.6	A	0.1
Westside Blvd and Central Avenue	C	AM	No	12.1	B	No	12.3	B	0.2
		PM	No	12.0	B	No	12.4	B	0.4
Line Street and Central Avenue	C	AM	No	9.4	A	No	9.5	A	0.1
		PM	No	9.9	A	No	10.0	B	0.1
College Street and Central Avenue	C	AM	No	9.5	A	No	9.7	A	0.2
		PM	No	9.9	A	No	10.0	B	0.1
Locust Avenue and Central Avenue	C	AM	No	11.1	B	No	11.3	B	0.2
		PM	No	10.4	B	No	10.6	B	0.2
San Benito Street and Third Street	C	AM	—	15.0	B	—	15.5	B	0.5
		PM	—	18.2	B	—	18.6	B	0.4
Westside Blvd and San Juan Road/ Fourth Street	C	AM	—	17.9	B	—	18.0	B	0.1
		PM	—	13.9	B	—	14.1	B	0.2
Miller Road and Central Avenue	C	AM	No	7.8	A	No	8.0	A	0.2
		PM	No	8.0	A	No	8.2	A	0.2

Source: Appendix H, Table 5

Notes:

1. The reported delay and corresponding level of service for signalized and all-way stop-controlled intersections represents the average delay for all approaches at the intersection. The reported delay and corresponding level of service for one- and two-way stop-controlled intersections are based on the stop-controlled approach with the highest delay.
2. The change in delay measured relative to existing conditions.
3. Signal warrant analysis is not applicable to signalized intersections.

Background Plus Project Intersection Analyses

The results of the intersection level of service and signal warrant analyses under background plus project conditions are summarized in **Table 16-2**. The results of the intersection level of service

analysis indicate that the unsignalized study intersection of SR 156 and Buena Vista Road, which was found to operate at unacceptable levels under background conditions, would continue to operate at an unacceptable level of service during the PM peak hour under background plus project conditions. In addition, the traffic volumes at the intersection under background and background plus project conditions are large enough to satisfy the peak-hour volume traffic signal warrant. The addition of project traffic at the SR 156 and Buena Vista Road intersection would cause the delay at the intersection to increase. Therefore, the project will result in a significant impact at the SR 156 and Buena Vista Road intersection based on applicable significance criteria. The impact and proposed improvements to mitigate the impact are described below.

The remaining study intersections would continue to operate at an acceptable LOS C or better conditions during both the AM and PM peak hours under background plus project conditions. All other unsignalized study intersections are projected to have traffic conditions that fall below the thresholds warranting signalization.

**TABLE 16-2
BACKGROUND PLUS PROJECT INTERSECTION LOS AND SIGNAL WARRANT SUMMARY**

Intersection	LOS Standard	Peak Hour	Background			Background Plus Project			
			Warrant Met?	Delay ¹	LOS	Warrant Met?	Delay ¹	LOS	Change in Delay ²
SR 156 and Buena Vista Road	C	AM	Yes	15.7	C	Yes	15.9	C	0.2
		PM	Yes	48.3	E	Yes	53.0	F	4.7
Miller Road and Buena Vista Road	C	AM	No	10.7	B	No	10.8	B	0.1
		PM	No	11.5	B	No	11.7	B	0.2
Westside Blvd. and Buena Vista Road	C	AM	No	11.6	B	No	11.7	B	0.1
		PM	No	10.2	B	No	10.4	B	0.2
Line Street and Buena Vista Road	C	AM	No	9.4	A	No	9.5	A	0.1
		PM	No	9.0	A	No	9.0	A	0.0
Locust Avenue and Buena Vista Road	C	AM	No	7.1	A	No	7.2	A	0.1
		PM	No	7.0	A	No	7.1	A	0.1
San Benito Street and North Street/ Santa Ana Road	C	AM	—	18.2	B	—	18.2	B	0.0
		PM	—	15.6	B	—	15.5	B	-0.1
Locust Avenue/ College Street and Second Street	C	AM	No	7.3	A	No	7.4	A	0.1
		PM	No	7.2	A	No	7.2	A	0.0
Felice Drive and Central Avenue	C	AM	No	7.4	A	No	7.4	A	0.0
		PM	No	7.5	A	No	7.6	A	0.1
Westside Boulevard and Central Avenue	C	AM	No	12.5	B	No	12.7	B	0.2
		PM	No	12.7	B	No	13.2	B	0.5
Line Street and	C	AM	No	9.4	A	No	9.5	A	0.1

Intersection	LOS Standard	Peak Hour	Background			Background Plus Project			
			Warrant Met?	Delay ¹	LOS	Warrant Met?	Delay ¹	LOS	Change in Delay ²
Central Avenue		PM	No	9.9	A	No	10.0	B	0.1
College Street and Central Avenue	C	AM	No	9.5	A	No	9.7	A	0.2
		PM	No	9.9	A	No	10.0	B	0.1
Locust Avenue and Central Avenue	C	AM	No	11.1	B	No	11.3	B	0.2
		PM	No	10.4	B	No	10.6	B	0.2
San Benito Street and Third Street	C	AM	—	14.6	B	—	15.2	B	0.6
		PM	—	17.8	B	—	18.3	B	0.5
Westside Blvd and San Juan Road/ Fourth Street	C	AM	—	17.8	B	—	17.9	B	0.1
		PM	—	15.1	B	—	15.3	B	0.2
Miller Road and Central Avenue	C	AM	No	7.8	A	No	8.0	A	0.2
		PM	No	8.0	A	No	8.2	A	0.2

Source: Appendix H, Table 8

Notes:

1. The reported delay and corresponding level of service for signalized and all-way stop-controlled intersections represents the average delay for all approaches at the intersection. The reported delay and corresponding level of service for one- and two-way stop-controlled intersections are based on the stop-controlled approach with the highest delay.
2. Change in delay measured relative to existing conditions.
3. Signal warrant analysis is not applicable to signalized intersections.

Bold indicates unacceptable LOS/signal warrant met.

Cumulative Conditions

Cumulative conditions represent a summary of the traffic conditions that would occur with the full development of currently proposed projects in the city. The transportation impact analysis identified 14 residential development projects and one commercial project currently proposed in Hollister. While these projects are proposed or pending, actual development of these projects may or may not occur. If all projects were to develop as they are presently proposed, as identified in Table 9 of the traffic study 802 single-family homes, 331 multi-family units (includes apartments, condos and row houses) and over 19,000 square feet of commercial space would be built.

The results of the intersection level of service and signal warrant analyses under cumulative conditions are summarized in **Table 16-3**. The results indicate that the unsignalized study intersection of SR 156 and Buena Vista Road, which was found to operate at unacceptable levels under background conditions, would continue to operate at an unacceptable level of service during the PM peak hour under cumulative conditions. In addition, the traffic volumes at the intersection under background and cumulative conditions are large enough to satisfy the peak-hour volume traffic signal warrant.

The remaining study intersections would continue to operate at an acceptable LOS C or better conditions during both the AM and PM peak hours under cumulative conditions. All other unsignalized study intersections are projected to have traffic conditions that fall below the thresholds that warrant signalization.

INITIAL STUDY

Project condition traffic volumes were analyzed at each of the project access points along Buena Vista Road and Central Avenue. The estimated distribution of project traffic to each of the site access points is based on the proximity of the residential units to each of the access points and assumes that each of the access points would serve 50 percent of all project traffic. Based on the projected traffic volumes, the proposed project access points would adequately serve projected traffic demands and the intersections would operate satisfactorily without traffic signals.

The design of the access roadway and intersections with Buena Vista Road and Central Avenue should adhere to City of Hollister design guidelines and standards. The final design must be approved by the City of Hollister.

Site Circulation

The site layout allows for continuous traffic circulation. Corner radii and street widths within the site appear to be sufficient to allow for the circulation of large vehicles such as garbage trucks and fire trucks. With the proposed internal roadway layout and adherence to City/County roadway design standards and guidelines, emergency vehicle access and circulation within the project site should be adequate, making every proposed residential unit within the project development accessible.

Recommended Improvements

The proposed project should adhere to City/County roadway design standards and guidelines when designing roadway widths and turn radii. On-street parking should be restricted along "knuckles" (90-degree roadway bends) to provide adequate turn radii for larger trucks and emergency vehicles. Pedestrian connections should be provided at intersections where on-site roadways intersect existing streets, such as Buena Vista Road and Central Avenue.

Neighborhood Street Operations

The proposed project would add about 284 daily trips (a 16 percent increase when compared to existing daily traffic volumes) to each of the studied roadways. The effects of project traffic on each of the surrounding study roadway segments were evaluated based on the collected traffic volume and speed data and projections of the additional project generated traffic.

It is recommended that the City increase its enforcement along Central Avenue, between Graf Road and Westside Boulevard, to ensure the posted speed limit is adhered to. Central Avenue also serves as a route to Calaveras Elementary School. Enforcement can include enhanced signage, temporary (during school peak hours) signage, and/or increased police patrolling. If enforcement is deemed ineffective, the City may consider implementing traffic calming measures.

Traffic calming measures should be evaluated as part of a comprehensive traffic calming study for the area. The primary differences between a typical traffic engineering study and a traffic calming study is that a traffic calming study generally includes more neighborhood involvement and considers "quality of life" issues in addition to traffic capacity and safety issues. Generally, traffic calming is considered in a residential neighborhood when (1) the volume of traffic on a neighborhood street is incompatible with the surrounding land uses and/or roadway design or (2) the speed of traffic on a neighborhood street is excessive or unsafe. The traffic calming study would need to include the evaluation of all streets within the neighborhood to ensure that the implementation of traffic calming measures on one street do not result in adverse effects on

other street locations within the neighborhood. There are no established procedures for the application of traffic calming devices, and criteria for device installation vary widely by jurisdiction.

Though the evaluation of project traffic on surrounding residential streets identified no direct impacts, it is evident that existing travel speeds along Central Avenue exceed the posted speed limits. As such, the project would add traffic to locations with existing speeds that exceed the posted speed limits. The project could make a fair-share contribution toward the future installation of traffic calming measures or the preparation of a neighborhood traffic calming study if deemed necessary by the City. However, the project's impacts would be **less than significant**.

School Traffic

Calaveras Elementary School is close to the project site. The project would add traffic to the existing school zone. Therefore, appropriate improvements should be implemented to ensure the safety of schoolchildren in the area and traffic circulation during school drop-off/pick-up periods.

The City of Hollister City Council, at a regular meeting held on April 21, 2014, adopted the Safe Routes to R.O. Hardin and Calaveras Elementary Schools Implementation Plan. The Safe Routes to School program is described in the report entitled Calaveras Elementary and R.O. Hardin Elementary Safe Routes to School Needs Assessment and Preliminary Recommendations (Alta Planning and Design 2014). The Safe Routes to School program is designed to create safe and convenient opportunities to access schools, other than by automobile, such as walking, biking, carpooling, and taking public transportation. The report identifies five key components to the success of the program:

1. Engineering – provide an adequate pedestrian network, which include bicycle facilities, bicycle parking, sidewalks, signage, and maintenance
2. Education – provide programs to improve safety and awareness
3. Encouragement – provide suggested routes to school maps and create events that reward current walkers/bicyclists and motivate more people to try walking/biking, such as walk/bike to school days
4. Enforcement – create programs that reinforce safe walking/biking
5. Evaluation – monitor the program

The adopted Safe Routes to School program to the two elementary schools includes a list of recommended engineering improvements specific to each school area. Calaveras Elementary School is located on Buena Vista Road, approximately 0.25 mile east of the project site.

The project would add people walking to the existing school. There are no sidewalks along all undeveloped areas on Buena Vista Road, Central Avenue, and Fourth Street. The north side of Buena Vista Road does not have sidewalks. Both Central Avenue and Buena Vista Road have segments with no sidewalks, including the project frontages on both roads, between Westside Boulevard and the project site. The 2009 San Benito County Bikeway and Pedestrian Master Plan (Alta Planning and Design 2009) also includes a list of priority sidewalk gap improvement projects in Hollister, which include various segments on Buena Vista Road, both east and west of the

project site. These improvements are not funded but can be capital projects or installed with roadway improvement projects or development/redevelopment of the adjacent properties.

The existing transportation network in the study area currently includes many areas with undeveloped roadway frontages, which result in missing sidewalk segments and a lack of pedestrian connectivity. The sidewalk gaps in the area create a discontinuous pedestrian network that does not support pedestrian travel between the project site and other pedestrian destinations, such as schools and transit stops.

The current project site plan shows that new sidewalks would be installed along the project frontages on Central Avenue and Buena Vista Road. However, even with the proposed project sidewalks along the project's frontages, sidewalks would continue to be missing along some segments of Buena Vista Road and Central Avenue. Pedestrians would be forced to walk along the edge of the roadway on segments with missing sidewalks.

City of Hollister General Plan Goal C2 is to "provide a variety of pedestrian and bicycle facilities to promote safe and efficient non-motorized vehicle circulation in Downtown and throughout Hollister." General Plan policies further emphasize pedestrian connectivity by working with local businesses, private developers, and public agencies to ensure provision of safe pedestrian pathways to major public facilities, schools, and employment centers.

Therefore, it is recommended that pedestrian connections be provided from the residential units to the existing school. Pedestrian connections include sidewalks along both sides of the street and crosswalks, in particular at intersections en route to the school. Safety measures are necessary to reduce the potential for conflicts between schoolchildren and traffic along Santa Ana Road. This would be a **significant impact**. The following mitigation measure would be required.

Mitigation Measure

MM 16-2 Prior to approval of final improvement plans, the project applicant shall ensure that the following features are identified and incorporated:

- a. The project applicant shall build sidewalks along both sides of all new streets within the project site. Additionally, a sidewalk on the south side of Buena Vista Road and on the north side of Central Avenue (both project site frontages) shall be built to connect to adjacent pedestrian facilities along these streets. This would provide a continuous sidewalk connection from every proposed residential unit within the project site to existing and planned pedestrian facilities within the study area, such as the nearby Calaveras Elementary School and park and the existing bus stops along Central Avenue.
- b. The project applicant shall work with the City of Hollister to contribute to the implementation of any other improvements identified in the adopted Safe to School Routes document as appropriate.
- c. The project applicant shall adhere to City roadway design standards and guidelines when designing roadway widths and turn radii.
- d. The project applicant shall design project frontage improvements on Buena Vista Road and Central Avenue to City of Hollister and San Benito County roadway design standards. Project frontage improvements shall be designed

to accommodate the future installation of a bike lane along Buena Vista Road and Central Avenue.

Implementation of mitigation measure **MM 16-2** would reduce the impact to **less than significant** by incorporating safety features into the project.

e) Result in inadequate emergency access?

As discussed above, a review of the project site plan was performed as part of the traffic analysis to determine whether adequate site access would be provided. The site layout allows for continuous traffic circulation. Corner radii and street widths within the site appear to be sufficient to allow for the circulation of large vehicles such as garbage trucks and fire trucks. With the proposed internal roadway layout and adherence to City/County roadway design standards and guidelines, emergency vehicle access and circulation within the project site should be adequate, making every proposed residential unit within the project development accessible.

With the proposed internal roadway layout and adherence to City roadway design standards and guidelines (see mitigation measure **MM 16-2**), emergency vehicle access and circulation within the project site would be adequate. Future development on the project site would be subject to the California Building Code and review and approval by the Hollister Fire Department, which would ensure the proposed project is adequately designed to minimize risks associated with fire consistent with General Plan Policies CSF 4.12 and HS2.4. Therefore, the proposed project would have a **less than significant impact** regarding emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Bicycle and Pedestrian Circulation

The project would create additional demand for bicycle and pedestrian facilities in the study area. Currently the project site is not served directly by any bicycle facilities. However, Class II bike lanes are provided on Westside Boulevard between Buena Vista Road and Nash Road, with the exception of two short segments. The 2009 San Benito County Bikeway and Pedestrian Master Plan indicates that Class II bike lanes are planned on the following roadways:

- Buena Vista Road, within Hollister city limits
- Central Avenue, between Bridge Road and Locust Avenue
- Third Street, between Locust Avenue and Sally Street
- San Juan Road, between SR 156 and Westside Boulevard
- Line Street, between Nash Road and Buena Vista Road
- San Felipe Road, north of Santa Ana Road

In addition, the following bicycle facilities also are proposed in the project vicinity:

- Class III bike route along Buena Vista Road, between SR 156 and Hollister city limits
- Class III bike route along Fourth Street, between Westside Boulevard and SR 25

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- Class III bike route along South Street, between Westside Boulevard and SR 25
- Class III bike route along Monterey Street, between Nash Road and Fourth Street
- Class I multi-use path along the San Benito River.

The City of Hollister General Plan indicates that most bicycling in the city is done on roadway shoulders. The improvements on Buena Vista Road will be designed to be consistent with County and City roadway design standards (mitigation measure **MM 16-2**). Additionally, the frontage improvements on Buena Vista Road and Central Avenue should be designed to be consistent with San Benito County and City of Hollister roadway design standards and guidelines. Project frontage improvements would be designed to accommodate the future installation of a bike lane along Buena Vista Road and Central Avenue. The lack of this improvement would be a **significant impact**.

Mitigation Measure

MM 16-3 Prior to the approval of final improvement plans, the project applicant shall contribute to the completion of planned bicycle facilities along Buena Vista Road and Central Avenue, if a funding mechanism has been established for these improvements. The contribution shall be determined by the City of Hollister/San Benito County and it shall be based on the project's contribution to the total projected growth in the study area.

Implementation of mitigation measure **MM 16-3**, together with mitigation measure **MM 16-2**, would reduce impacts on bicycle and pedestrian circulation to **less than significant** by planning and designing for future facilities. If a funding mechanism has not been established for these improvements, the City would need to require an equivalent mitigation measure to reduce these impacts to less than significant.

Transit Service

Currently, three County Express bus lines (Blue Line, Green Line, and Red Line) operate in the project vicinity. The nearest bus stops for the Blue and Green lines are located along Central Avenue near its intersections with Miller Road and Felice Drive.

Although no reduction to the project trip generation estimates was applied due to transit services, it can be assumed that some of the new project development residents could use public transportation. Applying an estimated 3 percent transit mode share equals approximately two new transit riders during the AM peak hour and three new transit riders during the PM peak hour. Assuming the existing transit service would remain unchanged, the estimated number of new transit riders using the bus services near the project site would equal up to two riders per bus line during the AM and PM peak hours. Therefore, the additional transit demand generated by the project would not be sufficient to justify adding additional transit services in the study area.

However, the existing transportation network in the study area currently includes many areas with undeveloped roadway frontages, which result in missing sidewalk segments and a lack of pedestrian connectivity between residential neighborhoods and transit stops. It is recommended that project frontage improvements be designed with the potential future extension of transit services onto Buena Vista Road in mind. Those improvements on Buena Vista Road would be designed to City of Hollister and San Benito County roadway design standards to accommodate transit vehicles, as necessary in the future. Overall, the project's impact on transit service would be **less than significant**.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS. Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Sources: 28, 29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Sources: 16, 31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Source: 2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

The City of Hollister would provide water, wastewater, and storm drainage service to the project. The City's wastewater treatment facilities include the Industrial Wastewater Treatment Plant and the Domestic Water Reclamation Facility. The Industrial Wastewater Treatment Plant primarily treats waste from the tomato cannery located in the city. It also collects a portion of the city's stormwater runoff. The Domestic Water Reclamation Facility treats domestic, commercial, and industrial wastewater in Hollister and produces Title 22 reclaimed water for park irrigation, airport greenery, and groundwater recharge.

The Hollister urban area currently relies on imported water from the Central Valley Project and groundwater. The City's Community Services Utilities Division would be responsible for providing the project's potable water. This division is responsible for producing and distributing potable water for the half of Hollister that is generally located west of Memorial Drive. The remaining portion of the city is serviced by the Sunnyslope County Water District. During 2012, the City of Hollister obtained 64 percent (2,120.0 acre-feet) of its potable drinking water from its six active

deep groundwater wells located throughout the city and Cienega Valley, 20 percent (656.2 acre-feet) from San Felipe surface water, treated at the Lessalt Water Treatment Plant, and 16 percent (550.3 acre-feet) of groundwater from Sunnyslope County Water District wells through a series of distribution system interties (Todd Engineers 2012). According to the City's 2012 Annual Water Quality Report, the average water use per single-family residence is 305 gallons per day (gpd). In 2012, the City's water customers required 2,988 acre-feet of water, while the water sources produced 3,326.5 acre-feet (Todd Engineers 2012).⁶

Storm drainage facilities would be provided by the City of Hollister. The City's storm drainage system comprises multiple networks of inlets, pipes, and basins that flow to the San Benito River, to Santa Ana Creek, or to terminal (retention) basins. The storm drainage system includes over 59 miles of piping flowing into one of the 20 river outfalls or to one of the five terminal basins. The City's system does not include any stormwater pumping stations (Todd Engineers 2011).

Recology San Benito County provides garbage collection service in Hollister. The collection program includes curbside recycling, garbage, yard waste, used motor oil, and used oil filters. The San Benito County Integrated Waste Management Regional Agency holds a household hazardous waste collection event every month in the city. The agency tracks solid waste disposal in the county. The John Smith Road Landfill is the main solid waste landfill used in San Benito County. According to the California Department of Resources Recycling and Recovery (CalRecycle) (2013), approximately 51,851 tons of solid waste was disposed of at this landfill by county residents in 2012.

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

The Lessalt Water Treatment Plant expansion and the new surface water treatment plant (West Hills) combined will treat up to 9 million gallons per day (mgd) (10,081 acre-feet per year), allowing for the full contract amount of Central Valley Project imported water (8,250 acre-feet per year) to be delivered to Hollister and Sunnyslope customers. According to the Urban Water Management Plan, both projects will be in operation by 2015. Existing wells used by the City are estimated to have a water supply through 2030 of 2,056 acre-feet per year (Todd Engineers 2011).

The project would increase water demand by 28,060 gpd or 31 acre-feet per year.⁷ According to the 2012 Annual Water Quality Report, the City had a water excess of 388.5 acre-feet. The additional project demand of 31 acre-feet would not increase the water demand beyond the capacities of existing water sources and treatment facilities and therefore would not require the expansion of water facilities. As such, the project would have a **less than significant impact** on water facilities.

The project's wastewater would be treated by the City's Domestic Water Reclamation Facility. This facility is permitted to treat 4.0 mgd of domestic wastewater. Treated wastewater is

⁶ Total water production by acre-foot was determined by using 1 billion gallons total, as shown on page 7 of the 2012 Annual Water Quality Report, and dividing this by the number of gallons per acre-foot (325,828).

⁷ Calculation of gpd: 305 gpd x 92 units = 28,060 gpd; calculation of acre-feet: 28,060 gpd x 365 days/325,828 gallons per acre-foot = 31.43 acre-feet per year

discharged to the facility percolation ponds or delivered to Brigantino Park and Hollister Municipal Airport for irrigation purposes. According to the 2011 Annual Report, the facility processed an average of 2.15 mgd of wastewater in 2011 (Veolia 2012). The Hollister Urban Area Water and Wastewater Master Plan identifies the projected wastewater average dry weather flow through buildout of the city. According to this projection, the facility will not reach the 4.0 mgd capacity until approximately 2021 (Hollister 2008). In 2011, the average wastewater flow per dwelling unit to the facility was 205 gallons per day per unit.⁸

The project would connect to an existing sewer stub adjacent to the project site and therefore would not require the extension of City sewer pipelines. All sewer pipelines on the project site would be installed in the project roadways during construction and are the responsibility of the project applicant. Using the average of 205 gpd per unit, the project would produce 18,860 gpd of wastewater.⁹ The facility has a current excess of permitted capacity of 1.85 mgd. The addition of 0.01 mgd from the project would not cause an exceedance of permitted capacity at the Domestic Water Reclamation Facility. Therefore, the project would have a **less than significant impact** on wastewater facilities.

In addition, the proposed project would require LAFCO approval for annexation by the City of Hollister. LAFCO requires that the capacity of public facilities and the adequacy of public services serving the proposed annexation area be analyzed in a Municipal Service Plan, included as part of the annexation submittal. Implementation of the Municipal Service Plan would reduce impacts on water and wastewater facilities to **less than significant**.

c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

The project's storm drainage system would be designed to comply with Section E.12.e(ii)(d) of the NPDES General Permit for Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (Order No. 2013-0001-DWQ). This requires the site design to achieve a 85 percent capture rate. The project's stormwater would likely flow into the City's existing storm drainage system at storm drain infrastructure. The stormwater from this system flows into the San Benito River. Because the project would connect to an existing storm drain, would construct a storm drain system to serve the project, and would include infiltration facilities for water quality, sized according to City standards, the project would not require new or the expansion of existing storm drainage facilities. In addition, the proposed project would require LAFCO approval for annexation by the City of Hollister. LAFCO requires that the capacity of public facilities and the adequacy of public services serving the proposed annexation area be analyzed in a Municipal Service Plan, included as part of the annexation submittal. Implementation of the Municipal Service Plan, along with NPDES permit compliance, would reduce impacts on storm drainage facilities to **less than significant**.

d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Hollister purchases Central Valley Project (CVP) water directly from the San Benito County Water District. CVP water brought into San Benito County is stored in San Justo Reservoir, which is used exclusively to store and regulate imported CVP water. The San Benito County Water District has a 40-year contract (extending to 2027) for a maximum of 8,250 acre-feet per year of municipal

⁸ Based on an average of 2.15 mgd of wastewater divided by 10,419 dwelling units in 2011 in the city (DOF estimates).

⁹ Calculation: 205 gpd x 92 units = 18,860.

and industrial (M&I) water and 35,550 acre-feet per year of agricultural water. This contract was renewed in May 2007 (Todd Engineers 2011).

Actual CVP deliveries are modified on an annual basis by the US Bureau of Reclamation (USBR), reflecting hydrologic conditions (e.g., drought), reservoir storage, and the environmental status of the Sacramento-San Joaquin Delta. In water year 2010, allocations were decreased to 45 percent of the contracted amount for agriculture and to 75 percent of historic use for M&I. Reductions in recent years are a combined result of sustained drought and recent federal court decisions on the status of endangered Delta fish species (Todd Engineers 2011). In response to an over-commitment of supplies, droughts, and supply limitations imposed by environmental, regulatory, and legal constraints in the Sacramento-San Joaquin Delta, the USBR has instituted its Shortage Policy in three of the past six years. The Shortage Policy provides that the allocation of Central Valley Project M&I water will be based on a contractor's historical use of CVP M&I water (as adjusted for growth, extraordinary conservation measures, and use of non-CVP water). Under the Shortage Policy, the San Benito County Water District's historical M&I usage is currently set at 4,026 acre-feet per year compared to its Central Valley Project M&I contract amount of 8,250 acre-feet per year (Todd Engineers 2011).

The Gilroy-Hollister groundwater basin is not an adjudicated basin, and groundwater entitlements or rights have not otherwise been defined. The long-term reliability of groundwater supply for the Hollister urban area is not likely to be predicated on water rights but is likely to be defined by the overall state of the groundwater basin. The City of Hollister pumps directly from the groundwater basin to meet its current water demands. The City has six functioning groundwater wells. In 2010, Hollister pumped a total of 2,056 acre-feet, mainly from the Hollister West groundwater subbasin.

To become less dependent on groundwater and improve the water quality of the municipal water supply, the City of Hollister, along with the Sunnyslope County Water District and the San Benito County Water District, has implemented the Hollister Urban Area Water Project (HUAWP). The HUAWP includes three main components: expanded drinking water treatment, improved water supply reliability, and protection of the groundwater basin. The project includes the expansion of the Lessalt Water Treatment Plant, the construction of the West Hills Water Treatment Plant, and pipeline infrastructure. Currently, the SBCWD is not able to use all of its Central Valley Project allocated water (8,250 acre-feet) due to water treatment limitations. Upon completion of the HUAWP, the San Benito County Water District will have the ability to treat and deliver the full CVP contracted water allocation.

Future water demand and supply is identified in **Table 17-1**. As shown, the Hollister urban area has an adequate supply of water to meet its anticipated future demand.

TABLE 17-1
PAST AND PROJECTED WATER SUPPLY (ACRE-Feet PER YEAR)

Water Source	2010	2015	2020	2025	2030
Water Demand					
Hollister	2,859	4,185	4,481	5,829	6,838
Sunnyslope County Water District	2,424	3,707	3,579	3,864	3,988
Additional Uses and Losses	573	552	564	678	758
Total Water Demand	5,859	8,444	8,624	10,371	11,583
Water Supply					

Water Source	2010	2015	2020	2025	2030
SBCWD (CVP) ¹	1,510	8,250	8,250	8,250	8,250
Groundwater ²	4,098	4,004	4,004	4,004	4,004
Recycled Water	203	1,170	1,170	1,170	1,170
Total	5,811	13,424	13,424	13,424	13,424

Source: Todd Engineers 2011, Table 3-12 and Table 4-7

Notes:

1. CVP water is allocated as needed to the City and the Sunnyslope County Water District.

2. Groundwater includes water pumped by both the City of Hollister and the Sunnyslope County Water District.

The project would increase the demand for water by 31 acre-feet per year. According to the 2012 Annual Water Quality Report, the City had a water excess of 388.5 acre-feet. The additional project demand of 31 acre-feet of water would not increase the water demand beyond the capacities of existing water sources. Future water supply is expected to increase due to the HUAWP. The SBCWD has a 40-year contract for 8,250 acre-feet per year of Central Valley Project water through at least 2027. According to the Urban Water Management Plan, there is adequate water to meet the area's future water demand. As such, the project would have a **less than significant impact** on water supply.

e) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?

The project's wastewater would be treated by the City's Domestic Water Reclamation Facility, which has sufficient capacity as noted in Issue b), above. Therefore, the project would have a **less than significant impact** on wastewater facilities.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

According to CalRecycle (2013), the John Smith Road Landfill has a cease operation date of January 1, 2032. Total capacity of the landfill is 9.3 million cubic yards. The remaining capacity, as of November 30, 2012, was 4.6 million cubic yards. The maximum tonnage per day the landfill is permitted is 1,000 tons. The residents of Hollister disposed of an average 4.6 pounds per day of solid waste in 2011. Based on this information, the project would produce approximately 1509 pounds per day.¹⁰

The addition of solid waste to the landfill resulting from the project would not increase the tonnage beyond the landfill's permitted amount or result in the closure of the landfill prior to the anticipated 2032 date. As a result, the project would have a **less than significant impact** on solid waste disposal.

¹⁰ Calculation: 4.6 pounds per persons per day X 328 persons = 1,508.8 pounds per day

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?**

There is a potential for significant impacts on biological resources from future development of the project site. Mitigation measures require preconstruction surveys and avoidance measures. Implementation of mitigation measures **MM 4-1** and **MM 4-2** would ensure that potential impacts on biological resources would be reduced to **less than significant** by requiring that appropriate measures are taken and mitigation measures are in place prior to construction.

The potential for the proposed project to disturb important examples of California history or prehistory would be low. However, mitigation measures **MM 5-1** and **MM 5-2** would ensure that if unknown cultural resources are discovered during construction activities, the proposed project does not adversely affect any cultural resources or human remains. Implementation of these mitigation measures would ensure that the proposed project does not eliminate examples of major periods of California history and prehistory, which would reduce potential impacts to **less than significant**.

b) Have impacts that are individually limited, but cumulatively considerable?

The proposed project would contribute to cumulative impacts on air quality, hazards and hazardous materials, noise, and traffic. The project applicant would be required to pay development impact fees for public services, traffic improvements, and utility and service system improvements and to implement mitigation measures **MM 3-1, MM 3-2, MM 8-1a, MM 8-1b, MM 16-1, MM 16-2, and MM 16-3** to reduce potential air quality, hazardous materials, noise, and traffic impacts. With the payment of development impact fees and implementation of these mitigation measures, the project's cumulative impacts on air quality, hazards and hazardous materials, public services, traffic, and utilities and service systems would be **less than significant**.

c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed project would not result in substantial adverse effects on human beings. Implementation of mitigation measures **MM 3-1, MM 3-2, MM 8-1a, MM 8-1b, MM 12-1, MM 16-1, MM 16-2, and MM 16-3** would reduce potential adverse effects on human beings to less than significant. Therefore, adverse effects on human beings would be **less than significant**.

DOCUMENTS REFERENCED IN INITIAL STUDY AND/OR INCORPORATED BY REFERENCE

The following documents were used to determine the potential for impact from the proposed project. Compliance with federal, state, and local laws is assumed in all projects. These documents are referenced from the Initial Study checklist.

1. Google Earth. 2014.
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6. ———. 2014. California Natural Diversity Database QuickView Tool in BIOS 5. Sacramento: CDFW Biogeographic Data Branch. Accessed August 7. <https://www.dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp>.
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8. DOC (California Department of Conservation). 2011. San Benito County Important Farmland map.
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10. DOF (California Department of Finance). 2014. *Table E-5 Population and Housing Estimates*. Accessed February 6. <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>.
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INITIAL STUDY

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